

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 General Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, October 17, 2005

6 from 4:00 p.m. to 6:04 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

- 9 WAYNE GEORGE, Chairman
- BOB COX, Secretary-Treasurer
- 10 RANDY BRUNSON
- JOHN "JACK" GORMAN
- 11 SUZANNE GREEN

12 * * * * *

13 ALSO PRESENT:

14 DOUG BURNETT, Esquire, Rogers, Towers, Bailey,
 Jones & Gay, P.A., 170 Malaga Street, St. Augustine,
 15 FL, 32084, Attorney for Airport Authority.

16 BRYAN COOPER, Assistant Airport Director.

17 * * * * *

18 ABSENT:

19 EDWARD WUELLNER, A.A.E., Executive Director.

20 * * * * *

21

22 JANET M. BEASON, RPR, RMR, CRR
23 St. Augustine Court Reporters
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AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1

2 INDEX

3 PAGE

4 2. PLEDGE OF ALLEGIANCE 4

5 3. APPROVAL OF MEETING MINUTES 4

6 4. ACCEPTANCE OF FINANCIAL REPORTS 4

7 5. APPROVAL OF MEETING AGENDA 5

8 6. REPORTS:

9 A. County Commissioner 7, 29

B. Aero Sport, Inc. 7

10 C. Grumman St. Augustine 8

D. S.A.P.A. 8

11 E. F.A.C.T. 9

F. Authority Attorney 9

12 G. ATCT Authority Attorney 9

13	7. MEMBER COMMITTEE REPORTS	
14	A. MPO	11
	B. EDC	11
15	C. Intergovernmental	11
16	8. PROJECT UPDATES	13
17	9. ACTION ITEMS	
18	A. Lease Policy Amendment	29
	B. SK Logistics Lease Amendment	40
19	C. Airport Comparative Analysis	62
	D. Restaurant/Catering Facility Update	96
20	E. MPO Discussion	97
	F. Security	112
21		
	10. HOUSEKEEPING MATTERS	119
22		
	11. PUBLIC COMMENT	121
23		
	12. AUTHORITY MEMBER REPORTS:	
24		
	A. Mr. Randy Brunson	125
25	B. Ms. Suzanne Green	126
	C. Mr. John Gorman	127

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

3

1	D. Mr. Bob Cox, Secretary/Treasurer	128
	E. Mr. Wayne George, Chairman	129
2	I N D E X (Continued)	

3 PAGE

4	13. NEXT BOARD MEETING	130
5	14. ADJOURNMENT	130

6

7

8

9

10

11

12

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16

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AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 P R O C E E D I N G S

2 C A L L T O O R D E R

3 CHAIRMAN GEORGE: Okay. Let's call to order
4 the monthly meeting of the St. Augustine-St. Johns
5 County Airport Authority.

6 And we'll start with the Pledge of Allegiance
7 to the flag.

8 2. - PLEDGE OF ALLEGIANCE

9 3. - APPROVAL OF MINUTES

10 CHAIRMAN GEORGE: We have two sets of minutes
11 to review and approve. The first is the final
12 budget meeting. Has anybody reviewed it and have
13 any comments to make?

14 (No comments.)

15 CHAIRMAN GEORGE: Then it will stand accepted
16 as distributed. The regular board meeting, any
17 comments?

18 (No comments.)

19 CHAIRMAN GEORGE: And that also will stand as
20 distributed.

21 4. - APPROVAL OF FINANCIAL REPORT: SEPTEMBER

22 CHAIRMAN GEORGE: Financial report for
23 September. Now, September is the last one of the
24 year, so I would suggest that the board members
25 keep it for our upcoming workshop that we're going

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

5

1 to be dealing with. But are there any comments,
2 Mr. Treasurer?

3 MR. COX: No. I've looked over the financial
4 statements and there was no issues with it.

5 CHAIRMAN GEORGE: Sounds good. Then it will
6 stand approved as -- as presented because, Donna,
7 we will get -- we will get the audit started, I
8 assume, the audited financial statements.

9 MS. GLASSER: Wednesday.

10 CHAIRMAN GEORGE: They're starting Wednesday.
11 Okay.

12 5. - APPROVAL OF MEETING AGENDA

13 CHAIRMAN GEORGE: Okay. Let's get into the

14 meeting agenda. Are there any items, action items
15 that need to be added to the agenda? Any of the
16 board members?

17 I would like to add one today. With the
18 recent events of what's happened with missing
19 airplanes around here, I would like to just get
20 into a discussion of our security status and what
21 we are and have that added as an agenda item if no
22 one objects.

23 MR. COX: No objection.

24 MR. BRUNSON: No objections.

25 CHAIRMAN GEORGE: No objections?

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

6

1 MR. COX: Where would you like to add that?

2 CHAIRMAN GEORGE: Just add it as the last one
3 after the MPO discussion.

4 I have had the opportunity of going back
5 and -- and rereading our policy on conducting
6 meetings and -- here at the Airport Authority.

7 And anybody from the public who wants a copy of
8 it, just let us know. It's policy 2001. And it
9 seems that some of our meetings have been going on
10 and on because we keep getting public comment
11 here, this comment here, and this comment here.

12 The -- the meeting agenda has -- this meeting
13 policy has specific procedures that you should go
14 through if you want to get something added to the
15 agenda. And I would appreciate it if we could all
16 follow that.

17 In going back and reading it, we will -- now
18 we will do the public comment after each one of
19 the action items, as we have in the past, and
20 we'll have the public comment at the end. But we
21 won't have public comment on the basic reports,
22 you know, and -- and project updates and things of
23 that nature. We'll hold that till the end, if
24 anybody from the public wants to.

25 So anyway, we've approved the agenda, and

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 let's go into the reports. Is Mr. Maguire here?

2 6.A. - COUNTY COMMISSIONER

3 MR. BRUNSON: Just left him. He said he
4 would be here, but he was in a meeting when I
5 left.

6 CHAIRMAN GEORGE: Okay. Well, it might be
7 good to have him here when we get to the MPO
8 discussion anyway at the end. So, that's good.

9 Mr. Slingluff, you've been a little active
10 over the last week. Hope you can bring us up to
11 date.

12 6.B. - AERO SPORT

13 MR. SLINGLUFF: Well, I -- I can say that all
14 of the airplanes are accounted for today.

15 CHAIRMAN GEORGE: Well, I just got back from
16 Gwinnett, Lawrenceville, and I asked them if they
17 had anything else they wanted me to bring back and
18 they -- they didn't, so...

19 MR. GORMAN: They didn't chuckle at you,
20 either, did they?

21 CHAIRMAN GEORGE: Yeah, they did chuckle,
22 too.

23 MR. SLINGLUFF: So, things are quieter now,
24 and I look forward to your discussion on the
25 security issues.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

8

1 CHAIRMAN GEORGE: Okay. Northrop Grumman?

2 6. C. - NORTHROP GRUMMAN

3 MR. NEVADOMSKI: Nothing to report.

4 CHAIRMAN GEORGE: You were hiding back there.

5 Couldn't find you from -- from the hair, John.

6 Mr. Roderick? Nothing? Oh.

7 6.D. - S.A.P.A.

8 MR. RODERICK: Nice try.

9 MR. BRUNSON: Hearing none, we --

10 MR. RODERICK: All right. Sandy Upchurch is

11 moving right along with the air show for next

12 year. It's now a 501(c)(3), and funds are being

13 matched, as I understand it, from the Tourist

14 Development fund. The -- the date is 6 and 7 May
15 '06. And she came to solicit help from the
16 Airport Pilots Association, which we will give.
17 I'm not sure in what manner. Probably manual
18 labor.

19 Second item was, Ed -- and it was timely --
20 gave us a briefing on the updates of security
21 access to the airport and security awareness.
22 Couldn't have been more timely. And that's it,
23 sir.

24 CHAIRMAN GEORGE: Thank you.

25 6.E. - F.A.C.T.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

9

1 CHAIRMAN GEORGE: Bjorn?

2 (Not present.)

3 CHAIRMAN GEORGE: He's not here.

4 Mr. Burnett.

5 6.F. - AUTHORITY ATTORNEY

6 MR. BURNETT: I've got a few things that I'll

7 be speaking about on the agenda today, so I guess
8 I'll save my comments for when we get to those
9 items related to leasing and other things.

10 CHAIRMAN GEORGE: Okay.

11 MR. BURNETT: One -- one thing that I would
12 point out is seated behind me is Hazem Bata, and
13 Hazem is a new lawyer with the firm who is going
14 to be working closely with me in the future, and
15 so he's here today sort of learning.

16 CHAIRMAN GEORGE: So, his rate is
17 significantly less than yours, right? I'm sorry.
18 Disregard that comment, Mr. Burnett.

19 6.G. - ATCT

20 CHAIRMAN GEORGE: Mr. Knight?

21 MR. COX: Not here.

22 CHAIRMAN GEORGE: All right. Let's look at
23 David's chart. I haven't seen that one before.

24 MR. COX: He tried to simplify it for you,
25 Buzz.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 CHAIRMAN GEORGE: Yeah, he added four more
2 lines, right?

3 MR. COX: Some barbed wire in there.

4 CHAIRMAN GEORGE: Yeah. What I was
5 attempting to accomplish is the other one showed
6 every month in comparison to the same month the
7 previous year, but it didn't let me know a summary
8 of how we were doing year to date.

9 And I think that the top line -- if he's not
10 here, I can make it what I want, so the top line
11 is the 150,000 operations, which is what we had
12 put as the addendum to the Master Plan, you know,
13 that we might hit that.

14 The line down with the pink squares is what
15 was in the Master Plan, you know, as the
16 prediction, you know, for St. Augustine. So, you
17 can see that we are well ahead of the prediction.

18 And the dashed line, 2003, one of the dashed
19 lines, looks like we will have the 2003 and 2004,
20 you know, also. So, we're -- we're better than we
21 had forecasted.

22 Did he send the other one, the other

23 up-and-down chart or --

24 MR. COOPER: I don't believe so.

25 CHAIRMAN GEORGE: Okay. All right.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

11

1 MR. COOPER: No.

2 CHAIRMAN GEORGE: Okay. Outstanding

3 projects.

4 MR. COOPER: Did you want to go over --

5 CHAIRMAN GEORGE: Oh, membership committee

6 reports, yes. Okay.

7 7.A. - MEMBERSHIP COMMITTEE REPORTS - MPO

8 CHAIRMAN GEORGE: MPO, did anybody go to the

9 MPO?

10 MR. BRUNSON: I went to Jacksonville to the

11 MPO, which was canceled, so I have nothing to

12 report.

13 CHAIRMAN GEORGE: Okay. But you did that

14 very eloquently.

15 7.B. - EDC

16 CHAIRMAN GEORGE: Well, I have been out for
17 the EDC, so I haven't been to that one. And the
18 intergovernmental meets every other month, so --
19 yes, sir.

20 7.C. - INTERGOVERNMENTAL

21 MR. GORMAN: The last intergovernmental --
22 the last intergovernmental meeting was not
23 attended through scheduling error, so we need to,
24 between you and I, tighten that up or make sure
25 that it's attended.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

12

1 CHAIRMAN GEORGE: Okay. So, you were there?

2 MR. GORMAN: I was not there. The --

3 CHAIRMAN GEORGE: Okay.

4 MR. GORMAN: -- lack of information passage,
5 so...

6 CHAIRMAN GEORGE: Okay. Good. I will --

7 MR. GORMAN: Make sure that's addressed.

8 CHAIRMAN GEORGE: I will get -- I'll take
9 care of that, then. There was some, at the first
10 of the year, when we switched from every month to
11 every other month, and then we got into every odd
12 month versus even month, and there was some --

13 MR. GORMAN: Confusion.

14 CHAIRMAN GEORGE: As a matter of fact, I
15 understand the -- Mr. Dixon, the chairman, was
16 taken over my absence, wanted to know who was the
17 chairman, and they had to pull out the minutes out
18 to show that he was elected.

19 And he said, "Well, I wasn't there at that
20 meeting." And -- and they had to show him that he
21 was there at that meeting. So, it was a little
22 loosey-goosey, but we'll take care of that.

23 MR. COOPER: All right. Project updates.

24 CHAIRMAN GEORGE: Before we get into that, is
25 everyone, you know, aware that Mr. Wuellner is not

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 feeling too well? And so, he's not going to be
2 with us today. And we have his able-bodied
3 assistant that's going to fill in. So, how is he
4 doing, by the way?

5 MR. COOPER: Actually, I talked to him this
6 morning. He's feeling fine, but the doctor told
7 him not to come back till toward the middle --
8 toward the end of this week, and he's obeying
9 doctor's orders for a change.

10 CHAIRMAN GEORGE: Okay.

11 MR. COOPER: So, he's fine.

12 CHAIRMAN GEORGE: So, he didn't say that the
13 doctor told him not to come back until after the
14 workshop that's coming up.

15 MS. GREEN: I'm sure he took his lessons from
16 you, right? He's obeying the doctor's order?

17 MR. COOPER: Exactly.

18 CHAIRMAN GEORGE: Exactly, right. Okay.

19 8.- PROJECT UPDATES

20 MR. COOPER: Land acquisition, Araquay Park.

21 Did you have something you wanted to talk about?

22 Or, no, it wasn't on land acquisition, or was it?

23 MR. BURNETT: Well, partly, I guess when we
24 get to that slide later, I'll talk.

25 MR. COOPER: Okay.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

14

1 CHAIRMAN GEORGE: Yeah. This slide just goes
2 through I think all of them.

3 MR. COOPER: All right. Yeah, I'm sorry.

4 CHAIRMAN GEORGE: All right.

5 MR. COOPER: Bump through this.

6 MR. BURNETT: Okay. The --

7 MR. COOPER: All right. The last piece of
8 property, we will take possession of that by the
9 end of this month, which is a couple of more
10 weeks. And there's nothing that's happened that's
11 changing that, and so things should move fairly
12 rapidly after that.

13 We were expecting some delay, based on some
14 things we had to do with the county, but Doug has

15 been on top of that. And you wanted to talk about
16 that?

17 MR. BURNETT: Yeah. What's going on is we
18 originally filed a -- and if I could borrow your
19 pointer for just a second, that might help.

20 We filed an application to vacate the plat,
21 which y'all are all familiar with the property,
22 but for the public, to vacate the plat of this
23 area east of -- everything east of Casa Cola Way.
24 And so -- not only to vacate the lots in the plat,
25 but also to vacate the streets within the plats,

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

15

1 that this would essentially become one large
2 parcel of property with one parcel I.D. number.

3 We've gone through a quick round of Staff
4 comments, mostly related to -- and this was filing
5 an application with the Board of County
6 Commissioners at St. Johns County. In responding
7 to their comments, they were technical in nature,

8 which we quickly got through. And the plat
9 vacation, the first hearing is scheduled for
10 Thursday, this Thursday, October the 20th, before
11 the Planning and Zoning Agency at 1:30.

12 After that hearing, the -- or at that
13 hearing, the Planning and Zoning Agency will get
14 the opportunity to review the application to
15 vacate the plat and recommend approval or denial
16 to the Board of County Commissioners. And it will
17 go on to the Board of County Commissioners,
18 presumably in November, potentially in December,
19 but that would only be from a scheduling
20 standpoint for the Board of County Commissioners,
21 not from a standpoint of anything that we need to
22 do. Because it's ready to go on to their level.

23 CHAIRMAN GEORGE: Are we asking them to
24 vacate Estrella, also? Weren't we going to use
25 that as a public thoroughfare to those hangars?

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 MR. BURNETT: We're -- we're asking them to
2 vacate essentially everything east of Casa Cola
3 Way. So, the -- the lots and the roadways. So,
4 Indian Bend, Araquay Avenue, and -- and Pine Ridge
5 Road, to the extent they're within this boundary.

6 CHAIRMAN GEORGE: But Estrella --

7 MR. COOPER: They will vacate Estrella, but
8 that doesn't preclude us from using it. It will
9 be internal to the airport as -- as other roadways
10 inside the airport we use today, such as Hawkeye
11 View Lane and this road out here.

12 And parts of Estrella will be eliminated,
13 anyway, from approximately where the turn is into
14 the hangar rows K, L, and M -- or J, K, L, and M.
15 Beyond that, that will -- will go away. So, it's
16 easier just to go ahead and vacate it from like
17 the other ones east of Casa Cola.

18 CHAIRMAN GEORGE: My only concern, and maybe
19 it's not a concern, is that once they vacate it,
20 then it's up to us to maintain it.

21 MR. COOPER: That's true.

22 CHAIRMAN GEORGE: Which means that we're

23 picking up responsibility for maintaining a road
24 that is in existence that we want to keep in
25 existence.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

17

1 MR. COOPER: The -- and also will be internal
2 to the fence line of the airport and enables us to
3 do some changes, modifications, and also not to
4 have to do the same landscaping requirements and
5 setbacks, because it's internal to our property.

6 CHAIRMAN GEORGE: Okay. Yes, sir?

7 MR. GORMAN: How -- it would be advantageous
8 to be able to properly fence this. Hasn't there
9 been an issue with vandalism and --

10 MR. COOPER: Yes.

11 MR. GORMAN: -- and all manner of things
12 going on in that area now?

13 MR. COOPER: Right.

14 MR. GORMAN: So, as soon as it's fenced as
15 airport property, it will be -- that liability

16 would be gone?

17 MR. COOPER: Yes. Well --

18 MR. BURNETT: Maybe not gone --

19 MS. GREEN: Helped.

20 MR. BURNETT: -- but substantially reduced,

21 obviously.

22 CHAIRMAN GEORGE: Does the Master Plan call

23 for it to be fenced on both sides all the way down

24 to the gate where you go in to K, L, and M?

25 MR. COOPER: The -- the Master Plan doesn't

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

18

1 address that issue, but that's the plan.

2 CHAIRMAN GEORGE: Okay.

3 MR. COOPER: And the discussions recently was

4 whether to put, for example, the maintenance

5 facility inside or outside the fence, and -- and

6 we're going to put it outside the fence.

7 CHAIRMAN GEORGE: Okay. All right.

8 MR. BURNETT: The other -- the other thing

9 that's been going on contemporaneous with this is
10 we filed an application to rezone all of this
11 property. And I guess the first -- the first
12 question that most people would have that are in
13 the know is, why would you rezone property that's
14 already zoned airport development? Because many
15 of these lots in 2004 were administratively
16 rezoned to airport development because they were
17 owned by the airport at the time.

18 And so, when the county did its
19 administrative rezoning, it -- well, although all
20 of the county's administrative rezoning didn't go
21 through, this part did go through.

22 And what we're doing is rezoning the parcels
23 that are RS-3, or mobile home, to airport
24 development, which are the properties that are
25 either have been acquired through the eminent

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 domain proceedings or -- and I guess a greater

2 number of them are the parcels that have been
3 acquired by the airport voluntarily over the last
4 year, the year and a half.

5 And so, now that, through the vacation, we
6 will have one giant legal description of one giant
7 parcel, the entire parcel is the subject of the --
8 of the rezoning application that would be heard
9 after the plat vacation, and it would rezone the
10 entire parcel to airport development.

11 CHAIRMAN GEORGE: Okay.

12 MR. BURNETT: So, that's what's going on
13 right now.

14 MR. COX: Mr. Maguire --

15 CHAIRMAN GEORGE: Yeah.

16 MR. COX: Mr. Maguire is here if you want to
17 have him talk.

18 CHAIRMAN GEORGE: Okay. We'll get him after
19 these.

20 MR. COX: Okay.

21 MR. COOPER: You want to go through these
22 before you --

23 CHAIRMAN GEORGE: Yeah. We'll go -- after we
24 get through with the outstanding projects, then
25 we'll --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

20

1 MR. COOPER: Okay.

2 CHAIRMAN GEORGE: -- ask Mr. Maguire.

3 MR. COOPER: On the -- the final round of
4 bidding for houses to be removed, as I understand,
5 we -- we did not receive any bids on this final
6 bunch of them.

7 Apron design, Andrew, would you like to
8 address this issue?

9 MR. HOLESKO: The apron -- is that on? Okay.

10 The apron design for the south development
11 area has two components, what we have identified
12 as Bid Schedule A and Bid Schedule B. Bid
13 Schedule A involves utility relocation and tree
14 removal and tree relocation.

15 We had a meeting here in this room last week

16 to discuss some more professional opinions on
17 proposed tree relocation, and we had agreed last
18 week to also seek a third opinion to gain some
19 more specific information on the precare
20 relocation and postcare of the trees that we're
21 looking to relocate. We expect that to happen in
22 the next ten days.

23 At that point, Bid Schedule A is going to be
24 on the street. So, it will be on the street in
25 November. That's going to be the first phase.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

21

1 The second phase, which will be the actual
2 construction of the taxiway and apron, we expect
3 that to be advertised sometime in December or
4 January. We know that Mr. Wuellner has been very
5 actively talking with his FAA contacts, letting
6 them know his very strong desire to receive
7 funding for that project early in 2006. And we're
8 going to have a bid schedule ready to meet the

9 construction schedule for the Authority.

10 CHAIRMAN GEORGE: Yes, sir.

11 MR. GORMAN: Is that the latest?

12 MR. HOLESKO: That is not the latest.

13 MR. GORMAN: That's the -- yeah, okay.

14 MR. HOLESKO: That's fine.

15 MR. GORMAN: We have a little --

16 MR. HOLESKO: Correct.

17 MR. GORMAN: -- few itches and --

18 MR. HOLESKO: That's right.

19 MR. GORMAN: -- some cutouts.

20 MR. HOLESKO: That is -- that is not the

21 latest layout right there; that's correct.

22 There's a few items that have changed versus what

23 you see on screen there right now.

24 CHAIRMAN GEORGE: Would it be too difficult

25 for Staff to put together a -- I'm going to call

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

22

1 it a PERT chart, a chart of schedule of events?

2 In other words, I hear that we're ready to go out
3 to bidding now in November, December, and I was
4 always under the impression we were going to be
5 moving dirt, you know, in October.

6 So, I would like to have something from the
7 staff that says, you know, if we go out for bids
8 here, then here's when those bids will come back
9 in; here's when we will award the contract; here's
10 typically when they will start; here's when --

11 MR. GORMAN: You mean, get like a Gant
12 timeline chart?

13 CHAIRMAN GEORGE: Yeah, a Gant. Yeah.
14 Right.

15 MR. GORMAN: That's fine.

16 MR. COOPER: Also note this, that you would
17 like a timeline.

18 MS. GREEN: Uh-huh.

19 CHAIRMAN GEORGE: I just want your best
20 guess. I just don't want to sit here in -- in
21 April and say, well, you know, we've just about
22 got the bids done, you know, because -- because
23 we're --

24 MR. COOPER: Okay.

25 CHAIRMAN GEORGE: Time's awasting.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

23

1 MR. COOPER: Right.

2 CHAIRMAN GEORGE: Okay. Thanks.

3 MR. COOPER: Anything else?

4 MR. HOLESKO: No. I'm just assuming that the

5 next one is going to be -- your next slide will be

6 hangar 8, 9, and 10. I just thought I'd stay

7 here.

8 MR. COOPER: Just stay here.

9 MR. HOLESKO: It's hangar 8, 9, and 10.

10 MR. COOPER: Next project, hangar 8, 9, and

11 10.

12 MR. HOLESKO: Hangar 8, 9, and 10 is

13 advertised on the street. Tomorrow morning at 10

14 a.m., we're having a prebid meeting right here in

15 this room. We've had rather strong demand for

16 plans and specifications so far. I think we have

17 approximately nine sets of plans out at this time.

18 Cindy notified me that she received several
19 phone calls today from people that will be coming
20 tomorrow, several of which may even be flying in.
21 So, we'll have somewhere between 10 and a dozen
22 contractors here tomorrow morning to discuss the
23 prebid meeting. And the bids open on hangars 8,
24 9, and 10 on November 9th. So, it's on the street
25 and --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

24

1 CHAIRMAN GEORGE: And when will the bids be
2 placed with the --

3 MR. HOLESKO: We hope to have a
4 recommendation of award for you in November, for
5 your meeting in November. I understand that
6 there's was some -- may be some discussion today
7 about when your Authority meeting is going to be
8 at the end of November, early December. But we
9 should have that ready for your next Authority

10 meeting.

11 CHAIRMAN GEORGE: Okay. Good. And
12 construction time line from the time you award the
13 bid is a year?

14 MR. COOPER: No. No, no. It's less than
15 that.

16 CHAIRMAN GEORGE: I don't want to put words
17 in your mouth, but eleven months, ten months?

18 MR. HOLESKO: Six to nine, how about?

19 CHAIRMAN GEORGE: Six to nine. Make a note
20 of that. That's good.

21 Anybody got any questions?

22 (No questions.)

23 CHAIRMAN GEORGE: Okay. Next?

24 MR. COOPER: Marketing and public relations.

25 A charter is coming in later this month. This --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

25

1 this came in last year, and it's the Georgia

2 Bulldogs flew in here for the -- for the Gator

3 Bowl. They'll be coming in here shortly before
4 the end of the month, and so we'll have that same
5 process that we did. And hopefully, we can get a
6 little bit more public relations this year than we
7 did last year.

8 Of course, you also heard the air show is
9 still ongoing for next May. I guess the public
10 relations on that should start probably after the
11 first of the year. Generally, that gets real
12 heavy in March when we start talking about air
13 shows and advertising that.

14 LPA, are you -- you're developing -- or is
15 Phil developing that insert for the paper on the
16 Master Plan?

17 MR. GOODE: Yes.

18 MR. COOPER: All right. When that's being
19 developed, that's going to be an insert which will
20 go into The St. Augustine Record, which is -- will
21 give a nice synopsis of the Master Plan, the
22 history, how we got there, and what we're looking
23 at in the future. And it's -- it'll -- it'll

24 going in all of the papers.

25 That should happen as soon as we get the

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

26

1 finalized version of that and -- and you accept
2 the Master Plan. So, hopefully here in the next
3 couple of months, we'll be able to do that.
4 Certainly before the end of the year.

5 MS. GREEN: I have a question.

6 MR. COOPER: Yes.

7 MS. GREEN: When you said "all of the
8 papers," are we going to hit north county, too,
9 the Ponte Vedra Recorder and --

10 MR. COOPER: At this point in time, the only
11 discussions I've heard was for The St. Augustine
12 Record. But I'll talk to Ed about maybe extending
13 that.

14 MS. GREEN: Yeah. I'd really like to get --
15 because we get a lot of questions from north
16 county, and a lot of our corporate people come up

17 that way. With the PGA, I think it would behoove
18 us to get it in the Recorder and The Leader.
19 There's two papers up there that have a pretty
20 good circulation.

21 MR. COOPER: Right. Right.

22 CHAIRMAN GEORGE: We had talked to
23 Mr. Wuellner about, you know, once we have
24 approved the Master Plan, to take select groups
25 that might be more interested than -- than not and

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

27

1 have kind of an open house meeting down here, you
2 know, like all of the tenants on the -- on the
3 property and, you know, economic development and
4 some of the other ones we can actually lay out
5 what's been approved and where we're headed, so
6 that would fall in line with doing something up
7 there, too.

8 MR. COOPER: I have no new leases to bring to
9 you. We had hoped to be able to bring something

10 on the restaurant, but that's going to slide one

11 more meeting.

12 CHAIRMAN GEORGE: Go ahead, Jack. Didn't you

13 have a question?

14 MR. GORMAN: Considering the need and

15 considering the acute need, I've got to ask -- not

16 to be snide -- what's the holdup? Is there -- is

17 there a way to get someone in there in the next

18 month or so, or do you think there's a problem, or

19 a conceivable problem, or will there be a holdup?

20 MR. COOPER: No. I -- I -- did we have

21 something on the agenda here for -- to discuss

22 that?

23 MR. BURNETT: Yeah. The lease amendment?

24 CHAIRMAN GEORGE: Yeah, there is a

25 restaurant/catering facility update --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

28

1 MR. COOPER: Yeah, okay.

2 CHAIRMAN GEORGE: -- as an action item.

3 There is an item there on --

4 MR. GORMAN: Then --

5 MR. COOPER: Okay. Yeah, we'll -- yeah, we
6 will discuss it.

7 CHAIRMAN GEORGE: Okay.

8 MR. COOPER: But it's -- it is moving.

9 MR. GORMAN: Okay.

10 CHAIRMAN GEORGE: Okay.

11 MR. COOPER: On the Airport Master Plan, the
12 final document has been transmitted to FAA and
13 FDOT. There were comments back from the FAA which
14 was addressed by LPA. We haven't gotten the
15 final-final back from the FAA on that, but I don't
16 anticipate any problem there.

17 Once we get that back, it will come to you
18 for approval, and then Ed will prepare an agenda
19 item with the Board of County Commissioners to
20 make a presentation to the Board of County
21 Commissioners on the -- on the Master Plan.

22 And then we'll transmit copies of the Master
23 Plan to various agencies, library, different
24 departments in the county, the city, places where

25 copies of that will go.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

29

1 That's, again, just waiting on the final
2 document to come back so it can come to you.
3 Hopefully that will be at the next meeting --

4 CHAIRMAN GEORGE: Okay.

5 MR. COOPER: -- November meeting. At the
6 last board meeting, it had been suggested that we
7 amend the lease policy --

8 CHAIRMAN GEORGE: Before we get into the
9 agenda, let me ask -- give the mic to Mr. Maguire,
10 who came in a little bit late, if you'd like to
11 say anything for your -- you know, just normal
12 reports.

13 6.A. - COUNTY COMMISSIONER

14 COMMISSIONER MAGUIRE: Nothing to speak.

15 CHAIRMAN GEORGE: Okay. Fine.

16 9.A. - LEASE POLICY AMENDMENT

17 MR. COOPER: I believe you have a copy of the

18 appeal provision. The issue was that there was --
19 let me see. There was -- there was no room in the
20 agenda item for appeals.

21 MR. BURNETT: Yeah. There was -- if I could
22 jump in and talk a little bit about it --

23 CHAIRMAN GEORGE: Okay.

24 MR. BURNETT: -- because I drafted quite a
25 bit of the lease policy manual.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

30

1 One of the things that had come up -- and --
2 and I think that Mr. Gorman's initial request
3 related to going back to the -- the security and
4 access issue of if the executive director
5 determined -- made a determination related to
6 access on the airport, was there -- was there a
7 mechanism for folks to bring that to the
8 Authority.

9 And I guess this is carried over to the lease
10 documents, and whether or not a tenant, if there's

11 some procedure in place for a tenant to say, "Hey,
12 I'd like to bring this issue up to the Airport
13 Authority."

14 And there was nothing in writing I guess
15 underlying. There's always the issue of folks can
16 come to the airport and speak during public
17 comment and bring something to your attention.

18 But, essentially, what was -- what your staff
19 did was take the policy that was initially drafted
20 from the security gate access standpoint and
21 revised it to fit the lease policy procedure
22 manual.

23 And your lease policy has several
24 administrative requirements. And what Staff did
25 was look at those administrative requirements as

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 far as how the staff goes about drafting a new
2 lease and determining rates to recommend and those
3 sorts of things and set -- and -- and put it in

4 that section that would be a new section, 8.12, as
5 you see on the Appeal of Administrative Decisions
6 section. That would fit actually in the lease
7 policy manual, and then spell out for folks how
8 they would go about appealing a decision the
9 executive director made related to the lease.

10 CHAIRMAN GEORGE: Okay.

11 MR. BURNETT: That's --

12 CHAIRMAN GEORGE: And so, the policy says
13 what?

14 MR. BURNETT: Okay.

15 CHAIRMAN GEORGE: I don't want you to read
16 it.

17 MR. BURNETT: No, no, no. Sure. Essentially
18 what happens is within -- within 30 days of the
19 executive director making a decision, a person
20 could file a written statement requesting to
21 appeal the executive director's decision in --
22 in -- in a written format so that it could then be
23 put on the agenda by the executive director.

24 So then you would be informed prior to the

25 meeting of what the issue was, how the person felt

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

32

1 they had been adversely affected, and what their
2 argument was as to why the executive director's
3 decision should be overruled.

4 Essentially, that would then be set for a
5 hearing, you know, put on as an agenda item. And
6 the question would be for the -- for whether or
7 not the Authority was going to hear it at all,
8 would be for the Authority members -- it would be
9 on the agenda. The Authority members could look
10 at it. If there was an affirmative vote to hear
11 the appeal, it would then give the tenant the
12 opportunity to speak and stand up and say, Look, I
13 want to appeal the issue, and here's what my issue
14 is.

15 And if there wasn't an affirmative vote of
16 the Authority, the appeal would not even be heard.
17 And the Authority, by exercising that action,

18 would be affirming essentially the executive
19 director's decision.

20 MR. GORMAN: So, in other words, you would
21 through very -- through a very quick perusal of an
22 appeal, the Authority members can decide whether
23 it has merit and either decide to hear it or
24 decide to --

25 CHAIRMAN GEORGE: To not hear it, right.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

33

1 MR. GORMAN: -- to disallow it. That's fine.
2 That allows -- that's fine. That allows a direct
3 pass-through policy stated on the lease as to the
4 public's direct access to elected officials. So,
5 in other words, that's fine.

6 CHAIRMAN GEORGE: And that also is consistent
7 with the procedure on running meetings, that if
8 somebody wants to put something, you submit it in
9 writing and tell us what it is beforehand.

10 MR. GORMAN: It also denies -- it will deny

11 frivolous, you know --

12 CHAIRMAN GEORGE: Right.

13 MR. GORMAN: -- frivolous --

14 MR. BURNETT: And it lets you --

15 CHAIRMAN GEORGE: And I think that the time

16 period that -- that I assume this says, is at the

17 point of agenda approval. You know, if one of the

18 board members wants to challenge it not being

19 accepted by the agenda -- on the agenda, that's

20 when we're all here together and we all say

21 whether we're going to hear it or not.

22 MR. BURNETT: And -- and essentially, if you

23 decide not to hear it, you're essentially ruling

24 on their written statement that they've provided

25 you.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

34

1 CHAIRMAN GEORGE: Right.

2 MR. GORMAN: Which is fine. That's fine.

3 CHAIRMAN GEORGE: Yeah. That's fine.

4 MS. GREEN: And you want to do that all at
5 one meeting, so there will be an approval whether
6 to hear or not, and if it does render to have
7 merit by the board, it will be heard at that
8 meeting?

9 MR. BURNETT: Yes.

10 MS. GREEN: So, it would need --

11 CHAIRMAN GEORGE: As an agenda item, right.

12 MS. GREEN: -- to be an agenda item,
13 absolutely.

14 MR. GORMAN: That will -- that'll stop
15 accusations of selective enforcement, because I've
16 had people question that. Now they have a
17 mechanism so that they can be allowed a hearing if
18 they think that they're being selectively enforced
19 against. And then it will either be dismissed or
20 heard. That seems fair. Seems fair to me, and
21 I'm the one that brought it up, so...

22 CHAIRMAN GEORGE: Okay. Do you have anything
23 else to add to it? If not, I'll open up to public
24 comment on -- on this change of the administrative
25 ways. If anybody wants to make a comment on it.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

35

1 (No public comment.)

2 CHAIRMAN GEORGE: Any further -- any board
3 comment?

4 MR. COX: Comment.

5 CHAIRMAN GEORGE: Yes, sir.

6 MR. COX: I think it opens the board up to
7 getting into the daily operation of the airport
8 and dilutes the Airport Director's authority.
9 Whether -- whether you guys think it doesn't, it
10 does.

11 CHAIRMAN GEORGE: Yeah.

12 MR. COX: But I don't see any need for it.
13 And we end up being once again sitting in judgment
14 of somebody on -- in the airport.

15 CHAIRMAN GEORGE: Yeah. Okay.

16 MR. COX: My comment. I don't support it.

17 CHAIRMAN GEORGE: Mr. Gorman?

18 MR. GORMAN: You've already heard mine. In

19 other words, it -- it provides a direct mechanism
20 for the public so that if they're in -- in a
21 dispute, the director cannot be accused of -- of
22 being disproportionately prejudiced against some
23 persons.

24 MS. GREEN: I just think we, as a board, are
25 going to have to be very particular about what's

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

36

1 going to be heard. I mean, it won't be just -- it
2 should not be any other, "I don't like the way my
3 door closes," or something.

4 MR. GORMAN: It should be a one-letter item.
5 And if you read the one letter and you don't want
6 to hear it, you flip the letter over and that's
7 the end of it.

8 CHAIRMAN GEORGE: Yeah. That's fine.

9 MR. GORMAN: It's not heard.

10 CHAIRMAN GEORGE: I know that in the -- in
11 the city government, if you put in a request for a

12 zoning variance, and the zoning board disapproves
13 it, you've got 30 days you can take it before the
14 city council, and they have to rule on it. But
15 that's the -- you know, the ending step.

16 MR. GORMAN: Bob, I might say one comment,
17 just because I want to argue, is that Mr. Wuellner
18 as the director doesn't oppose it. It's almost a
19 tool for him to be able to throw up his hands when
20 someone's very dissident about a situation and
21 say, "Okay, you can write a letter to the board.
22 You know, I can't argue with you anymore. And if
23 they want to hear it, okay. But right now, this
24 is what I think, and this is what stands."

25 So, it's almost -- it's a tool for the

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

37

1 director as well as the public.

2 MS. GREEN: I just think we as the board need
3 to be careful; if there's a rent dispute or
4 something like that, we need to back off. That

5 has to be something there has to be authority --

6 MR. GORMAN: Then don't hear it.

7 MS. GREEN: -- to the director.

8 CHAIRMAN GEORGE: Well, we can always see how

9 it runs. And if we decide to approve it and if we

10 don't like it in six months or so after it gets --

11 we've got 17 of them, this ain't going to work;

12 there's got to be another way.

13 MR. COX: I think that's what you're going --

14 CHAIRMAN GEORGE: It could be, yeah. I'll

15 entertain --

16 MR. BRUNSON: That's my comment, too, that

17 this looks like a mechanism that we can hear

18 things, but if it doesn't work and it gets to be

19 cumbersome, then we can change it.

20 CHAIRMAN GEORGE: Okay. I'll entertain a

21 motion.

22 MS. GREEN: I don't think they asked for any.

23 It's policy. You don't need any action by the

24 board, correct?

25 MR. BURNETT: It is as an action item in

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

38

1 order to amend the policy.

2 MR. COOPER: Right. Well --

3 CHAIRMAN GEORGE: I thought that --

4 MR. COOPER: -- I think it will require --

5 CHAIRMAN GEORGE: I thought that we -- it
6 required our approval anytime we changed one of
7 the policies.

8 MS. GREEN: Oh, I just looked at Staff
9 recommendation: No recommendation, item is a
10 matter of policy. So, do you want -- you want an
11 action item for us to --

12 MR. GORMAN: We don't have to --

13 MR. BURNETT: Yeah. I think in talking
14 with -- with Mr. Wuellner about this agenda item,
15 I -- I think what -- what his position is, is that
16 it's a matter of policy for the Authority to
17 decide one way or the other whether you want
18 this -- this to be something that they do or not,

19 and it's -- it's up to y'all to decide.

20 MS. GREEN: So, there's no Staff

21 recommendation.

22 MR. BURNETT: Exactly. It not a Staff

23 recommendation.

24 MR. COOPER: Since Mr. Wuellner's not here,

25 this is a lease policy that you in the past have

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

39

1 approved. And if you're modifying or you are

2 giving him authorization to modify it, I -- I

3 would feel better about it if you voted on it.

4 CHAIRMAN GEORGE: Well, I think anytime we

5 have a policy change, anytime we change a written

6 law, we need to -- I think what Mr. Wuellner is

7 saying is that, from his standpoint, he has no

8 recommendation whether you accept it or don't

9 accept it; it doesn't make any difference to him.

10 MS. GREEN: Right.

11 CHAIRMAN GEORGE: So, I'll entertain a

12 motion.

13 MR. GORMAN: And I'll second it.

14 MS. GREEN: We don't have a motion.

15 CHAIRMAN GEORGE: Wait a minute. Let me hear

16 the motion first.

17 MR. GORMAN: Are we -- go ahead. It's a moot

18 point. Go ahead.

19 CHAIRMAN GEORGE: Hearing no motion --

20 MR. GORMAN: Well, I make a motion to --

21 CHAIRMAN GEORGE: Accept this as written?

22 MR. GORMAN: -- accept the policy as written,

23 the policy change as written.

24 CHAIRMAN GEORGE: Okay. Fine. Do I have a

25 second?

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

40

1 MR. BRUNSON: And I'll second that.

2 CHAIRMAN GEORGE: We have a second. Any

3 other discussion?

4 (No further discussion.)

5 CHAIRMAN GEORGE: All in favor, say aye.

6 MR. BRUNSON: Aye.

7 CHAIRMAN GEORGE: Aye.

8 MR. GORMAN: Aye.

9 CHAIRMAN GEORGE: All opposed?

10 MS. GREEN: Nay.

11 MR. COX: Nay.

12 CHAIRMAN GEORGE: Two nays, three ayes.

13 Next?

14 9.B. - SK LOGISTICS LEASE AMENDMENT

15 MR. COOPER: Next item is an amendment to a

16 lease for SK. SK has requested -- SK Logistics,

17 that has hangars on the north end of the field,

18 has requested that he put his own jet fuel farm

19 in.

20 He has, over a period of months, met with

21 Mr. Wuellner off and on on this issue, and they

22 have come to an agreement. And the operation of

23 that facility required an amendment to his lease.

24 You have a copy of that in your package.

25 The amendment of the lease addresses

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

41

1 additional insurance requirements that are
2 extensive, additional environmental considerations
3 above what his lease addressed, and lays out what
4 the fuel flowage fee would be and the annual
5 increases of the fuel flowage fee.

6 MR. BURNETT: A couple --

7 MR. COOPER: Yeah. The staff's
8 recommendation is you discuss this and then move
9 forward to either approve this, authorize
10 Mr. Wuellner to sign this amendment to his
11 lease --

12 MR. BURNETT: And if I could jump in and add
13 a couple of things. The -- this lease amendment
14 is very similar in format and I guess in content
15 to the FBO lease which you recently approved for
16 Mr. Slingluff's company, Aero Sport, other than
17 being tailored for SK Logistics.

18 And the one big point that's in this lease
19 amendment is that it is limiting the fuel -- jet

20 fuel sales -- first of all, it's limiting the fuel
21 just to jet fuel. But beyond that, it's limiting
22 it just to refuel aircraft that are owned and
23 controlled major by -- with a majority of interest
24 owned or controlled by SK Logistics. It's not for
25 other aircrafts. It's for SK's own aircrafts.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

42

1 That's the -- that's what they need the facility
2 for.

3 CHAIRMAN GEORGE: What impact does this have
4 on our lease agreement that we have with Aero
5 Sport now for fuel, for servicing the base?

6 MR. COOPER: The -- the impact would be that
7 the fuel flowage fee from fuel that SK would have
8 been buying from Aero Sport, instead of those
9 sales going to Aero Sport, they won't. But the
10 fuel flowage would be the same. So, the economic
11 impact theoretically should not change.

12 MS. GREEN: To the airport.

13 CHAIRMAN GEORGE: Well, the economic impact

14 to us --

15 MR. COOPER: Right.

16 CHAIRMAN GEORGE: -- won't change. What

17 about the -- what about the economic impact to

18 Aero Sport? Do we have anything in the lease

19 with -- that -- with Aero Sport that basically

20 says we give them any exclusivity to pumping fuel?

21 MR. COOPER: No. We -- no, we do not. There

22 is -- in fact, we're prohibited by FAA regulations

23 from giving exclusive rights for that.

24 CHAIRMAN GEORGE: Okay.

25 MR. COOPER: Unless we maintain them

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

43

1 ourselves.

2 CHAIRMAN GEORGE: Okay. Do you want public

3 comment before yours? But -- okay. Go ahead.

4 MR. GORMAN: I just wanted -- this does not

5 allow them to compete with the FBO for, again,

6 fuel sales outside their own usage.

7 MR. COOPER: No.

8 MR. BURNETT: That's correct.

9 MR. COOPER: It does not allow that.

10 CHAIRMAN GEORGE: Yeah.

11 MR. COOPER: It does not allow them to in any

12 way give that fuel to anybody else other than

13 their own aircraft.

14 CHAIRMAN GEORGE: Okay. Any public comment?

15 Mr. Slingluff?

16 MR. SLINGLUFF: We have worked with SK over

17 the years. Their volume is sufficient that we've

18 actually gone to Phillips Petroleum and put them

19 on essentially an airline program. So,

20 economically, the impact to Aero Sport is nil.

21 CHAIRMAN GEORGE: Is nil?

22 MR. SLINGLUFF: Nil.

23 CHAIRMAN GEORGE: Okay.

24 MR. SLINGLUFF: So, we -- we have -- and I

25 really want everyone to understand that, because

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 my next statement will rankle you.

2 I'm opposed to this type of fuel farm and the
3 way the airport is handling it with a lease
4 amendment, given the fact that we have just
5 approved a Master Plan that -- that takes into
6 consideration a -- a fair amount of expansion, a
7 lot of public money being spent, and the
8 attraction of what will be needed, a second F --
9 FBO.

10 You're -- you're basically diluting the --
11 the pie here. And, you know, we had -- we had
12 really hoped that the airport would be able to
13 maintain its current structure until the new
14 facilities were built. We would be able to
15 attract a large -- another large FBO, and the
16 marketplace would be very healthy.

17 It's -- it's our feeling that, one, the --
18 the installation of the hundred low-lead
19 self-serve system has prevented other FBOs from

20 approaching the airport, has delayed that. And I
21 think that the installation of independent jet
22 fuel systems around the airport will continue
23 dilute the market and thus slow down the process
24 of attracting another large FBO.
25 I -- I think y'all need to take that into

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

45

1 consideration. There -- the FAA does say that
2 everyone does have a right to fuel their own
3 airplanes. But I think you need to look at the
4 entire policy as a whole and -- and look at the
5 big picture.

6 CHAIRMAN GEORGE: Okay.

7 MR. SLINGLUFF: Thank you.

8 CHAIRMAN GEORGE: Any other -- any other
9 comments?

10 (No further comments.)

11 CHAIRMAN GEORGE: Okay. Board discussion?

12 MR. GORMAN: They're paying for their own. I

13 mean, this -- all this -- this construction, who's

14 paying for it?

15 MR. COOPER: It would be SK's expense. No

16 expense to us.

17 MR. GORMAN: No expense.

18 CHAIRMAN GEORGE: No expense to the taxpayer.

19 MR. GORMAN: No -- no lease expense, no site

20 preparation, no --

21 CHAIRMAN GEORGE: What's the length of this?

22 MR. GORMAN: -- environmental?

23 MR. BURNETT: The -- this -- this fuel farm

24 amendment would have a term that is the same. It

25 specifically says in it that its term will be the

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

46

1 same as the underlying lease.

2 The underlying lease was entered into in

3 April of 2004 for a period of 20 years. There's

4 no option to renew, but it is a 20-year lease.

5 CHAIRMAN GEORGE: Okay.

6 MR. COOPER: And this would be for the
7 balance of that 20 years.

8 CHAIRMAN GEORGE: Are there any provisions in
9 the lease that says in the event that SK Logistics
10 doesn't live up to their part of the lease, that
11 we can cancel it?

12 I just don't want to get in a situation five
13 years from now where we find that SK is, you know,
14 at midnight, you know, selling fuel to one of
15 their buddies or something like that.

16 Is there a part of the lease, if they violate
17 any of those provisions, that we can call the
18 lease?

19 MR. BURNETT: It -- it does go back to the
20 general default provisions of the -- of the main
21 lease and -- and those would apply. And what
22 happens then is you have a 30-day notice --

23 CHAIRMAN GEORGE: To cure.

24 MR. BURNETT: -- to cure. And then they have
25 to fix it within those 30 days.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 CHAIRMAN GEORGE: And if they don't?

2 MR. BURNETT: And if they don't, then the --

3 the lease would be -- they would be in default of

4 the lease and be subject to termination. And in

5 fact, under the "Remedy" section, it says,

6 "terminate tenant's right to possession of the

7 prim -- of the property."

8 CHAIRMAN GEORGE: Okay. So this -- all

9 right. And at 20 years, this -- when this lease

10 is over, that fuel farm, you know, reverts to our

11 ownership; is that correct?

12 MR. BURNETT: That is correct.

13 CHAIRMAN GEORGE: Okay.

14 MR. GORMAN: Is there any -- anyone from S&K

15 (sic) here to --

16 CHAIRMAN GEORGE: Is anybody here from S&K --

17 or SK Logistics?

18 MR. BRUNSON: That's my question now.

19 CHAIRMAN GEORGE: Yes, sir.

20 MR. BRUNSON: I don't know who can answer

21 this question, but are we setting a precedent by
22 allowing this to happen, and it would continue to
23 happen with other people?

24 We can't -- we can't deny it; anybody can
25 fuel their own airplanes. But we can not approve

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

48

1 a lease and -- but have -- have we studied the
2 environmental impact of this?

3 MR. COOPER: Yes. We've spent a lot of time
4 on that. And in this amendment, we have tried to
5 cover every contingency that we could think of.
6 And we've also required, unlike other leases, that
7 all of those contingencies be insured against.

8 MS. GREEN: Uh-huh.

9 MR. COOPER: The -- if you look on the third
10 page of the lease amendment, you'll find eight
11 separate requirements for insurances that all of
12 them relate to environmental issues. And they're
13 all separate coverages.

14 MR. GORMAN: Then --

15 MR. BRUNSON: Would this -- would this -- if
16 we approve this amendment to the lease, would this
17 alter our Master Plan to where we'd have to revise
18 our Master Plan because of this fuel farm?

19 MR. COOPER: No. I -- I don't see it -- do
20 you?

21 MR. GOODE: No.

22 MR. COOPER: I know of no reason that that
23 would --

24 CHAIRMAN GEORGE: I think Mr. Slingluff's
25 point was that in the Master Plan, you called for

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

49

1 a second FBO.

2 MR. BRUNSON: Yeah, this is going to --

3 CHAIRMAN GEORGE: This could stall it off,
4 you know?

5 MR. GORMAN: Mr. Brunson brings -- I'm sorry.

6 CHAIRMAN GEORGE: Go ahead.

7 MR. GORMAN: Mr. Brunson brings up a point.

8 If then again we do this, in other words, then
9 does each and every entity on the field -- then
10 will they be allowed to petition the board for
11 their own fuel farm? I mean, that's his question.

12 MR. BRUNSON: Setting precedent.

13 MR. GORMAN: Yeah, that's his question, that
14 it sets the precedent, and we wonder, is this a
15 good precedent to set? I mean, do we need to
16 discuss this further or table it for later or --
17 to discuss that or what?

18 CHAIRMAN GEORGE: Let's listen to Mr. Cox.

19 MR. COX: Two -- two separate questions,
20 Bryan. Under -- I would assume that we've done
21 diligent -- you know, looked at -- for instance,
22 number 8, "Extended umbrella pollution spill and
23 cleaning." Is -- is -- just out of curiosity,
24 because I don't know, is \$50 million going to be
25 enough to take care of a major spill? EPA-wise.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 I mean, I'm curious, because I -- I don't
2 want it coming back to the airport, well, it's
3 actually going to be \$120 million because the tank
4 ruptured or, you know, whatever it is. I'm -- I'm
5 curious. I just want to know.

6 Secondly, I would like to see -- and then you
7 can save that for future because we can discuss
8 it. I'd like to see us possibly just table this
9 and get some more information and background, and
10 I'd like to have SK come tell us why they think
11 this is a good idea, also.

12 MS. GREEN: Yeah, I was concerned, because I
13 don't know with all of our insurance that we're
14 paying, which is out the wazoo, whether it does or
15 does not impact. I mean, as landlords, you can
16 always pass off as much as you can to the tenant,
17 but the landlord still has to be responsible --

18 CHAIRMAN GEORGE: Yeah.

19 MS. GREEN: -- for something. And if we have
20 another fuel farm that's on our property, I'm a

21 little concerned that we've just upped that
22 hundred-and-some-odd thousand we're paying for
23 insurance.

24 MR. GORMAN: Exactly, because it's
25 petrochemical, too.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

51

1 MS. GREEN: Yeah.

2 CHAIRMAN GEORGE: Is there anything in the
3 lease that says this is the insurance we want you
4 to acquire, and if it requires additional funds,
5 then it's your responsibility, not ours?

6 MR. BURNETT: The lease has provisions in
7 here related to what amount of insurance is
8 required. And it's generally a million dollars
9 per incident for all of these categories listed on
10 page 3.

11 The other thing that it has is it does have
12 an indemnification provision related to any
13 liability that would go beyond the -- the

14 insurance policy. SK Logistics would -- would
15 have to indemnify the airport.

16 CHAIRMAN GEORGE: If they're still in
17 existence, they would have to --

18 MR. BURNETT: And -- and that is true. And I
19 guess if you're asking about the -- the bigger --
20 I guess the longer range view or the bigger
21 picture, you've got issues to weigh related to, at
22 the end of this lease period, although it doesn't
23 have an option to renew, it says that SK Logistics
24 could ask to -- to renew it. Essentially, that's
25 an agreement to agree and it's not enforceable.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

52

1 But the -- the thought process is I guess
2 that SK Logistics, at the end of 20 years, still
3 be in business, still be doing well, and -- and
4 want to renew the lease. It may be continually
5 their fuel farm that -- that they have
6 responsibility for.

7 The other side of that, though, is if
8 business goes bad, you could be winding up taking
9 back over the property and have a fuel farm. And
10 I guess if you take that out times ten for ten
11 different tenants in the future who wanted their
12 own fuel farm, you could have an airport dotted
13 with fuel farms. And that's --

14 MR. GORMAN: That's my point.

15 MR. BURNETT: That's a decision for y'all to
16 make.

17 MR. BRUNSON: You know, there might be a good
18 reason that our excellent tenant, SK Logistics,
19 wants to do this. I'd like to hear why they want
20 to do this. Because it sounds like they've got an
21 excellent deal on their fuel. So, I'd like to
22 know more about this. And there must -- there's
23 got to be a good business reason they're doing
24 this. But I --

25 CHAIRMAN GEORGE: Nickel to a dime, it's to

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 save money, but you want to hear it from them, you
2 know?

3 MR. BRUNSON: Yeah.

4 MR. COX: Can you reach out to Hope and have
5 somebody present us at the next meeting with some
6 information on why they would -- you know, give us
7 some background on it and -- and convince us why
8 it's a good idea.

9 MR. COOPER: Well, I -- I have -- we've had
10 the conversation with SK Logistics about why they
11 would want to do this.

12 MR. COX: Right.

13 MR. COOPER: But the first time they
14 approached us was more than a year ago, or
15 probably two years ago. And to them, if they can
16 save a penny or a fraction of a penny on a gallon
17 of gas, it -- he feels that's a fairly large
18 impact on his bottom line and his cost.

19 He's in an extremely competitive business,
20 and his main cost is fuel. And so, to him, that's
21 an important thing.

22 Because of -- of what Aero Sport did quite a
23 while back in getting him on that special program
24 with Phillips, the -- in the plane program, he put
25 off this for quite a while, because that brought

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

54

1 his fuel costs down far below what people here
2 were paying, or anyone else on this field was
3 paying for fuel. But his business has continued
4 to increase.

5 The number of jet aircraft that he's
6 operating has continued to increase, and they're
7 anticipating that to continue, more aircraft. And
8 they're down now to where he really believes that
9 fractions of a penny on a gallon of fuel is a big
10 impact on his bottom line, which is why he wants
11 to do this.

12 And it -- it doesn't have anything to do with
13 the cost of fuel here on this airport. It's the
14 cost that he's paying. And if he can do -- save a

15 half a penny on a gallon of gas, that's a lot of
16 money to him.

17 MS. GREEN: I still would like to know what
18 impact it has to us, the airport, 20 years down
19 the road if we're stuck with a fuel farm and what
20 impact it's going to have on our current insurance
21 rate, if any.

22 MR. COOPER: I -- I think that we can find
23 out -- my gut feeling is insurance-wise, it's --
24 it's not going to increase. It may even decrease
25 some of our fuel costs, because we --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

55

1 CHAIRMAN GEORGE: Well, we need to ask our
2 agent that so we can get, you know, some specific
3 answers, that that's what's going to happen to us.

4 I also would like to know who's -- who is
5 responsible for establishing the level of these
6 insurance. Was that someone that's knowledgeable
7 about fuel farms that we're putting in? Was it a

8 recommendation taken by the company that we bought
9 the farm from?

10 MS. GREEN: I think Mr. Burnett said it was
11 standard in the industry for the eight
12 compartments, the eight delineated items.

13 CHAIRMAN GEORGE: Yeah, I think it's standard
14 that there is a policy, but who set the \$50
15 million as opposed to \$75?

16 MS. GREEN: No, I meant the million per
17 incident, the --

18 MR. COOPER: It's my understanding --
19 Mr. Slingluff, is this not the same insurance
20 requirements we placed with you?

21 MR. SLINGLUFF: Yes, it is. The --

22 MR. COOPER: Okay. That's where that came
23 from.

24 MR. SLINGLUFF: Usually, we -- we've stayed
25 with major oil companies because they do give you

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 the supplemental \$50 million liability --
2 pollution liability insurance. Plus, you know,
3 they're -- they're all top Fortune 50 companies,
4 so they're not going away if you do have a spill.

5 And, I mean, the environmental side of this
6 is -- is another big concern. I can tell you a
7 lot of stories of companies who have put their own
8 fuel systems in. In fact, we can use Home Depot
9 as an example. They put their own fuel system in,
10 ran it for 18 months, and now they're -- they have
11 out for bid, somebody to come in and operate their
12 fuel system for them because the costs are
13 prohibitive, insurance and -- and certification
14 requirements.

15 One of the pitfalls of having various fueling
16 facilities all over the airport is you're going to
17 have spot market fuel in here. And that fuel will
18 come without pollution liability insurance, which
19 is something --

20 CHAIRMAN GEORGE: Say that again. You're
21 going to have what?

22 MR. SLINGLUFF: That fuel will be brought in,
23 and it will not carry any supplemental pollution
24 liability insurance with it, which I think is --
25 is something you all need to consider.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

57

1 MR. GORMAN: In other words, you're saying
2 that an off -- an off provider that is not a major
3 oil company can put spot market fuel in, and that
4 fuel --

5 MR. SLINGLUFF: They've sold it to you, they
6 provide no additional liability insurance.

7 CHAIRMAN GEORGE: Did we consider that and
8 put any language in there that says he has to, you
9 know, from an insurance standpoint, you know, use
10 a major supplier that does provide supplemental
11 insurance to buyers?

12 MR. COOPER: Well --

13 MR. BURNETT: That -- that type of
14 provision's not in here. I guess the -- the flip

15 side is, how do you actually regulate it? I mean,
16 other than regulating his flowage and getting
17 receipts for where -- when his fleet -- fuel's
18 being delivered. We're regulating the flowages
19 being paid on -- on what his flowage is. But
20 that's -- that's an issue we simply didn't
21 consider, that's true.

22 CHAIRMAN GEORGE: Okay.

23 MR. COX: I suggest we table --

24 CHAIRMAN GEORGE: I think what we want to do
25 is we want to give Staff the -- the job of -- of

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

58

1 presenting to us again and answering some of these
2 questions, you know, more explicitly. What does
3 our insurance agent say is going to happen to our
4 insurance? Okay?

5 What's the impact of 20 years from now of --
6 of us having a facility that we're going to wind
7 up eating? What's the possibility of having a

8 negative impact, as Mr. Slingsluff said, of having
9 fuel? And at the same time, what's the
10 possibility of having a positive impact of being
11 able to attract somebody that is at SK's level,
12 because we do allow them to have their own fuel
13 here?

14 And from SK's standpoint, I think the board
15 wanted to hear them -- have them at this meeting
16 so that we can ask them some questions.

17 MR. GORMAN: Plus, one more, we don't --
18 this -- doesn't this board need to consider the
19 fact whether we are setting a precedence so that
20 each and every entity that is doing business on
21 the field will then clamor for their own fuel
22 farm?

23 MR. COX: Absolutely.

24 MR. GORMAN: Yeah. In other words, that's my
25 point. Exactly.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 MR. COX: We just talked about putting 8, 9,
2 and 10 up. You know, whoever moves in there, or
3 whatever we do, if they come in with 15 Lear jets
4 and decide they want to put theirs in, too, and so
5 we -- you know, we end up with like 20 fuel --

6 MR. COOPER: We can establish the
7 requirements that -- that you can place on them to
8 do that, but you can't tell them you can't do it.
9 I mean, you can add to -- to these requirements
10 that -- that we put in this --

11 MR. COX: Right.

12 MR. COOPER: -- when we develop this
13 amendment. You can increase that.

14 CHAIRMAN GEORGE: Well, we can also decide
15 that it is to our advantage to have someone that's
16 going to pump that much fuel here, and then any
17 other situation will have to be taken on a
18 case-by-case basis.

19 So, if you get somebody in with one airplane
20 that wants to put his fuel farm, he doesn't meet
21 the volume, you know, that we were anticipating,
22 to go for the risk that we were going to be

23 taking, you know, insurance-wise.

24 MR. COOPER: I don't know if that can be --

25 volume can be one of your considerations. But

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

60

1 environmental requirements, space requirements,

2 safety requirements, those are things that you can

3 dictate. But I -- I don't know that you can

4 require a minimum volume. We --

5 MR. BRUNSON: We don't --

6 MR. COOPER: -- will have research that.

7 but...

8 MR. BRUNSON: We don't know enough. I -- I

9 don't know the financial stability of

10 SK Logistics. We don't know the long-range

11 liability that we have. And that's what we can

12 regulate, is our long-range liability.

13 And -- and this amended lease would have to

14 pretty well follow these other people that want to

15 do the same thing, and we need to make it real

16 restrictive. But I -- but I sure would like to
17 hear from SK Logistics and -- and know more about
18 this before I vote on it today.

19 CHAIRMAN GEORGE: Okay. Do you need to add
20 anything to what I put out that we wanted Staff to
21 do? Because they need explicit instructions.

22 MR. BRUNSON: The only thing I said is I
23 don't know the -- you know, we need to look at the
24 long-range liability and their financial strength.
25 If Home Depot had a problem, then --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

61

1 CHAIRMAN GEORGE: I don't know why their
2 financial strength has anything to do with it.

3 MR. BRUNSON: Well, being able to sustain
4 what they said they're going to do with the fuel
5 farm.

6 CHAIRMAN GEORGE: Yeah. If they don't buy
7 the fuel --

8 MR. BRUNSON: How much money is this going to

9 cost them?

10 MS. GREEN: I'm more concerned about like you
11 have homeowners and covenants and restrictions,
12 are we opening up Pandora's box? So, what can we
13 put in restrictive-wise so that we're not saying
14 every tenant now can have their own fuel farm; and
15 two, insurance-wise, what's it going to cost or
16 what do we have to change our insurance by to
17 cover something like this? Because we could end
18 up with this fuel farm in 20 years.

19 CHAIRMAN GEORGE: Right.

20 MS. GREEN: I mean, those are my two main
21 concerns, cost of the airport insurance-wise,
22 liability-wise, and are we opening up the door?

23 CHAIRMAN GEORGE: But also, 20 years, whoever
24 the board is at that time, they can elect to have
25 it hauled off and thrown in the dump because we

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 didn't pay for anything for it.

2 MS. GREEN: True. Well, we still have to
3 remove it, though.

4 MR. BRUNSON: How much does that cost?

5 MR. COX: More to the point -- I mean, it
6 could go away in 5 years, not 20.

7 MS. GREEN: Right.

8 MR. COX: You know, we still -- we'd end up
9 with a fuel farm.

10 CHAIRMAN GEORGE: Okay. It seems to be the
11 consensus that we need to ask Staff to go back and
12 do some -- you know, some other discussions. And
13 would you like for me to repeat again what we want
14 the staff to do?

15 MR. COOPER: I've got it all. I -- I have it
16 all.

17 CHAIRMAN GEORGE: Okay. All right. Next
18 item.

19 9.C. - AIRPORT COMPARATIVE ANALYSIS

20 MR. COOPER: Next item was the airport budget
21 comparative analysis. At the last meeting --
22 well, it had been discussed previous meeting and

23 then at the last meeting, you were asked to make
24 recommendations on what airports you would like to
25 see this compared to.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

63

1 Mr. Gorman turned in a listing of five
2 airports. I think you were also asked to list who
3 you would like to see on the committee to review
4 that -- do that comparative analysis.

5 CHAIRMAN GEORGE: I went back and reread the
6 agenda on page 92, I think it is. There are three
7 specific things.

8 MR. COOPER: All right.

9 CHAIRMAN GEORGE: The board members were
10 supposed to get with you to let you know what
11 airports they thought were comparable, and then
12 the airport staff was going to consolidate that
13 and add something to it if you -- if you thought
14 there was somebody else that was more comparable.

15 We also would establish who we thought from

16 the public should be included in our workshop.

17 MR. GORMAN: Right.

18 CHAIRMAN GEORGE: And then we would decide --

19 or back to the first time, we'd decide if any of

20 the board members wanted to specifically take an

21 airport to do investigation before the board

22 meeting so they'd be more knowledgeable of what

23 their -- how they run their airport, that we would

24 do that. And I assume, and we'll discuss it now,

25 that -- that the airport would reimburse them

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

64

1 travel expenses to go there if they had to, you

2 know, to do that.

3 And the third item was we would establish a

4 date for our workshop.

5 MR. COOPER: That's fine. Mr. Gorman has

6 provided a list of five airports for comparison.

7 And I don't think there's been any others that I'm

8 aware of.

9 CHAIRMAN GEORGE: I personally gave you three

10 on the telephone Thursday.

11 MR. COOPER: To me?

12 CHAIRMAN GEORGE: Yes. And you said, "I have

13 them."

14 MR. COOPER: Oh, yes. You did. Yes, you

15 did.

16 CHAIRMAN GEORGE: That's quite all right.

17 MR. BRUNSON: I came by and talked to

18 Mr. Wuellner and told him a couple that I would

19 like to --

20 CHAIRMAN GEORGE: Well, do you have a chart

21 up here that shows the three?

22 MR. COOPER: No, I do not.

23 CHAIRMAN GEORGE: Okay. Then let's get a

24 list of the three. What are the airports?

25 MR. COX: Well, Jack's got five. You have

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

65

1 three.

2 MS. GREEN: Well, Jack's got five. Right.

3 MR. COX: They've got eight.

4 MR. GORMAN: I mean, three of the board
5 members are all done because they've made their
6 recommendations. That's three of the five.

7 MS. GREEN: I'm just not that familiar with
8 the airports.

9 CHAIRMAN GEORGE: Mr. Brunson, which ones did
10 you have?

11 MR. BRUNSON: LZU.

12 MR. COOPER: Which one?

13 MR. BRUNSON: LZU.

14 MR. COX: Okay. Where is that?

15 CHAIRMAN GEORGE: That's where all of our
16 stolen airplanes reside.

17 MR. BRUNSON: That's where our jets go to.

18 MS. GREEN: Where our planes go to.

19 CHAIRMAN GEORGE: Lawrenceville.

20 MR. BRUNSON: Lawrenceville. VLD.

21 CHAIRMAN GEORGE: Well, would you -- what is
22 VLD, to the public?

23 MR. BRUNSON: Valdosta.

24 CHAIRMAN GEORGE: Huh?

25 MR. BRUNSON: Valdosta.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

66

1 CHAIRMAN GEORGE: Okay.

2 MR. BRUNSON: And I had a couple of more.

3 MR. GORMAN: You can call them in later.

4 Sure. We just laid out our homework.

5 CHAIRMAN GEORGE: Go ahead with your five.

6 MR. GORMAN: He has the five. I can't do
7 them off the top of my head.

8 MR. COOPER: His is Gainesville, Orlando

9 Exec. --

10 CHAIRMAN GEORGE: Gainesville, Georgia or
11 Florida?

12 MR. COOPER: Florida.

13 CHAIRMAN GEORGE: Orlando Exec.?

14 MR. COOPER: Right. Craig.

15 CHAIRMAN GEORGE: Craig?

16 MR. COOPER: Tamiami, which is down by Miami,

17 just west of Miami. And Peter O. Knight.

18 CHAIRMAN GEORGE: Where?

19 MR. COOPER: Peter O. Knight, Tampa.

20 MR. GORMAN: Tampa.

21 CHAIRMAN GEORGE: Okay.

22 MR. GORMAN: And again, can I make a comment?

23 We -- we don't need to really reinvent the wheel

24 here. Just get these -- get these -- copies of

25 this -- of these budgets and throw them on the

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

67

1 table and start to go -- just discuss them openly.

2 MR. COX: Assuming the airports will give you

3 the copies of the budget.

4 CHAIRMAN GEORGE: It's open to the public.

5 Yeah, I would think so.

6 Okay. The three that I added was Fort Myers.

7 MR. COOPER: Okay.

8 CHAIRMAN GEORGE: Naples.

9 MR. COOPER: That was Page Field at Fort

10 Myers.

11 CHAIRMAN GEORGE: Yes, Page.

12 MR. COOPER: We had that conversation.

13 CHAIRMAN GEORGE: Fort Myers, and I also
14 added Naples. Not Southwest Regional, now, but
15 Naples.

16 MR. COOPER: Right.

17 MR. COX: What's that identified as?

18 CHAIRMAN GEORGE: And -- I don't know. And
19 Titusville.

20 MR. COOPER: That was Space Center Executive
21 at Titusville, correct?

22 MR. GORMAN: Space Coast?

23 CHAIRMAN GEORGE: Yeah.

24 MR. COOPER: Three airports at -- their
25 budget for their airport is a budget for three

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

68

1 separate airports in one budget. So, we're going
2 to have to do a little bit of massaging of that to

3 pull out what was for Space Center --

4 CHAIRMAN GEORGE: From your knowledge, why
5 don't you give us what -- from your knowledge of
6 what the uniqueness is for any of these that --
7 that would -- would make it difficult for us to do
8 an apples-to-apples comparison.

9 MR. COOPER: Well, let me just run down from
10 my knowledge. Gainesville is an air carrier
11 airport, carries a 139 certificate like us. It's
12 a similar population area, but it does have
13 scheduled service there. And so, that makes it
14 different from us.

15 Orlando Exec. is probably more similar, but
16 it's a much more populated area, and that is part
17 of the --

18 CHAIRMAN GEORGE: Orlando Regional.

19 MR. COOPER: The Orlando Airports that manage
20 more than one airport.

21 CHAIRMAN GEORGE: So, the budgets there would
22 be --

23 MR. COOPER: Again, we would have to try and

24 pull out how much of their budget is covered by

25 people that are working Orlando International

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

69

1 that's doing work for Orlando Exec. And there is

2 considerable amount of that, but we can pull that

3 out.

4 Same problem with Craig. Craig is a local

5 airport. Very similar. It's smaller than us.

6 Probably same number, maybe slightly fewer

7 operations. However, it's part of the

8 Jacksonville system that manages four airports.

9 And so, some of the administrative costs in that

10 is divided amongst four airports. Tamiami, I

11 think, is probably --

12 CHAIRMAN GEORGE: Dade County?

13 MR. COOPER: -- a very good comparison for

14 us. Tamiami, however, is part of a multiple

15 airport system, but again, we've got that for all

16 of them.

17 CHAIRMAN GEORGE: Well, Tamiami has
18 supposedly the largest takeoff and landings of any
19 airport in the country at one time --

20 MR. COOPER: Yes, because --

21 CHAIRMAN GEORGE: -- with all of the flight
22 schools that they've got going.

23 MR. COOPER: Right. Because of airline
24 flight schools, as a matter of fact. Those
25 impacts don't impact the cost of the airport very

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

70

1 much --

2 CHAIRMAN GEORGE: Okay.

3 MR. COOPER: -- the additional takeoffs and
4 landings.

5 Peter O. Knight, downtown Tampa, there next
6 to the marina, is probably a bit smaller airport,
7 but it -- Dave, do you know, is Peter O. Knight
8 part of Hillsborough?

9 MR. GOODE: Hillsborough County.

10 MR. COOPER: It's part of Hillsborough
11 County, so it's going to be -- it's going to take
12 a little effort to pull out some of the costs,
13 because some of those costs there are handled by
14 multiple airports in the county itself.

15 MR. BRUNSON: Is that -- is that the same as
16 Vandenberg, also?

17 MR. COOPER: Yes.

18 MR. GOODE: That's the four of them.
19 Vandenberg --

20 MR. BRUNSON: Yeah.

21 MR. GOODE: -- Peter O. Knight, and one other
22 one.

23 MR. COOPER: Page Field, probably the closest
24 to physical size of our airport, but Page Field
25 is -- again, is part of a multiple airport

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

71

1 that's -- Southwest Regional manages Page, also.
2 So, some of those costs are going to be a little

3 difficult. We're going to have to do some
4 estimating there.

5 Naples is a city-run airport, owned by the
6 city, and that's their only airport. And that's
7 fairly close to us. However, the difference there
8 is -- and this would have to be pulled out also --
9 is the airport itself is the FBO. They sell the
10 fuel and operate the FBO there.

11 Valdosta and Gwinnett County, I've flown in
12 there quite a few times. I'm not sure about
13 administration on that.

14 MR. BRUNSON: The problem with Valdosta is
15 that you do have scheduled flights out of there,
16 which would have to be pulled out.

17 MR. COOPER: Right. And I'm not sure about
18 the ownership, whether that's an independent
19 authority operating that or it's city or county.
20 I don't know.

21 MR. BRUNSON: Gwinnett does have --

22 MR. COOPER: And, now, Gwinnett County is the
23 county-run airport there.

24 MR. BRUNSON: Yeah. Gwinnett has an

25 authority.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

72

1 MR. COOPER: Uh-huh. So, these are
2 comparisons. It's going to be difficult. I mean,
3 it's not going to be an exact comparison to this.
4 We're going to have to add and subtract some
5 of these costs, because they're divided amongst
6 where -- where here, you have -- well, some of
7 these airports, for example, where we spend a lot
8 of time preparing what it takes for the taxing
9 authority here, some of these airports don't have
10 that at all, because it's done by somebody else in
11 the county, and the cost isn't transferred to the
12 airport.

13 CHAIRMAN GEORGE: Yeah. And some of the
14 accounting is done by the city or the county over
15 the payroll and --

16 MR. COOPER: That's right.

17 CHAIRMAN GEORGE: -- and all that sort of

18 stuff.

19 MR. COOPER: Right. But --

20 CHAIRMAN GEORGE: Bryan, does -- does every

21 airport have to submit their budgets to the same

22 categories and same chart of accounts that -- that

23 we have to?

24 MR. COOPER: For the most part, yes.

25 However, if you take a county airport, some of the

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

73

1 items that -- that we have to submit are submitted

2 already in other parts of the county government,

3 and so, the county takes care of that. But the

4 public -- the requirements for public accounting

5 is the same for all of them.

6 So -- so, yes, we have to submit the same

7 things. It's just the ones that are run by the

8 city have a few line items that aren't there, and

9 the ones run by counties have a few line items

10 that aren't there.

11 CHAIRMAN GEORGE: Yeah. Okay. Any public
12 comment on airports? I'm sure that
13 Mr. Martinelli's got some. And the subject is
14 that we're trying to come up with comparable
15 airports so that we can compare our budget and
16 actual operations to get a good feeling.

17 MR. MARTINELLI: Okay. Is this on?

18 CHAIRMAN GEORGE: Yes.

19 MR. MARTINELLI: I think you just said the
20 final word there, "to have a good feeling."

21 Now, if that's your objective, is to have a
22 good feeling about where you are, then I question
23 whether or not all of this effort you're putting
24 into it is worth it.

25 CHAIRMAN GEORGE: Okay. That's all right.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

74

1 Okay. That's --

2 MR. MARTINELLI: The reason I say that is
3 because when you're all finished with this, and

4 because of some of the points that Bryan has
5 brought up, and others which will come up that you
6 haven't seen so far, you're going to still be at
7 odds. You're going to be wondering whether or not
8 you've made the proper comparison. Some of you
9 folks are going to feel you have and some are
10 going to feel you haven't.

11 CHAIRMAN GEORGE: Okay. Those -- those are
12 good comments, but this board has already decided
13 we are going to do this.

14 MR. MARTINELLI: Okay.

15 CHAIRMAN GEORGE: So, if you can give us your
16 suggestions on which airports to go after, I would
17 appreciate it.

18 MR. MARTINELLI: I can't give you suggestions
19 on airports.

20 CHAIRMAN GEORGE: Okay. Anybody else?

21 MR. MARTINELLI: But I can give you some
22 thoughts, if you will allow me. Because I think
23 that there's another way to tackle the problem.
24 And I think you ultimately will all be much better

25 off and much better satisfied.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

75

1 CHAIRMAN GEORGE: Go ahead, if you can do it
2 in a couple of minutes.

3 MR. MARTINELLI: Yeah. It's called
4 zero-based budgeting. Okay? You take every line
5 item you have. You don't go by precedent. You
6 do -- don't go by history and say, Well, last year
7 we spent X dollars, so this year, we need -- need
8 to bump it up for inflation or whatever. You
9 simply say, "Do we need it? And how badly do we
10 need it?"

11 And that's basically zero-based budgeting.
12 And I think if you all put your heads together in
13 a workshop, go over every line item that you have,
14 and make that determination to the point where
15 you're all satisfied, or the majority of you are
16 satisfied, then I think you will accomplish your
17 objective of feeling good about what you have as a

18 budget. And that's my suggestion.

19 CHAIRMAN GEORGE: I appreciate those
20 comments. That might be the way we actually, you
21 know, come about, because I think that -- my
22 personal feeling is that as we get into it, we're
23 going to find so many differences, that it's just
24 going to lead us into a zero-based budget, you
25 know.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

76

1 But this is the way the board's elected. You
2 know, we've talked about this for two -- two and a
3 half years, and we need to get going. It's kind
4 of like this is the direction we're going to go
5 for right now.

6 I will entertain any ideas from the board
7 which ones you want to pick.

8 MR. BRUNSON: Have more public comment?

9 CHAIRMAN GEORGE: Oh, any other public -- I'm
10 sorry. Mr. Slingluff?

11 MR. SLINGLUFF: I -- I was just going to
12 comment that going -- going out of state, you're
13 going to run into some issues with the fund --
14 funding levels, cofunding levels from state and
15 federal, and also the tax bases.

16 I think you've got a monumental task ahead of
17 you. And -- and taking some of what -- what
18 Mr. Martinelli said, I think if you want -- if you
19 narrowed the scope by pulling out line items that
20 you're worried about and then do a line-by-line
21 analysis with the eight airports, I think you
22 could come up with a pretty fair assessment of
23 whether or not we're doing things on track,
24 developing a beta.

25 CHAIRMAN GEORGE: Okay. It was my

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

77

1 assumption -- maybe I need the board's agreement
2 on this now -- that -- that we were going into the
3 operating budget, you know, of the airport to do a

4 comparison. The actual capital expenditures and
5 getting federal funds were based on our Master
6 Plan and what we think our requirements are here.

7 So, I was under the impression -- and correct
8 me, board members, if I'm wrong -- that this
9 workshop was going to be going into the
10 operational aspects of running the airport.

11 MR. COX: Question.

12 CHAIRMAN GEORGE: Yes, sir.

13 MR. COX: This is an agenda item that we're
14 going to vote on; is that correct?

15 CHAIRMAN GEORGE: Yeah.

16 MR. COX: Because you made a statement to
17 Mr. Martinelli that this board is going forward
18 with this. And I don't remember ever voting on
19 the fact that we were in fact going forward with
20 it. That's what this discussion is for.

21 CHAIRMAN GEORGE: I think it's page 92.

22 MR. COX: Did we vote on it? I thought
23 that's what this agenda item was for, to vote on
24 whether or not we were going to do this
25 comparative analysis, period. Not what the scope

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

78

1 of it was, because we had already moved forward
2 with it.

3 CHAIRMAN GEORGE: Well, I was under the
4 impression that we had approved that this is the
5 way we were going to go through it, and -- I stand
6 corrected. I do not see anything in page 102 --
7 we just went right from this where I presented
8 what the three action items were going to be and
9 we take it up at the next meeting. We did not
10 make a vote on it.

11 MR. COX: This agenda item that we're --
12 that's under discussion on the table right now is
13 whether or not we move forward with a comparative
14 analysis. That's -- that's what we're discussing
15 right now --

16 CHAIRMAN GEORGE: Okay.

17 MR. COX: -- whether we move forward and even
18 have a comparative analysis. That's what's under

19 discussion, because we didn't vote on this the
20 last --

21 CHAIRMAN GEORGE: It fairly clearly states --
22 and people let me go on, whether I should have or
23 not. But it was fairly clearly stated and it's --
24 it's in the public record and this, that, and the
25 other, that we're going to do this, we're going to

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

79

1 do this, we're going to do this, and it came out
2 with three action items, and the action item was
3 we're going to pick the airports that you guys
4 want to compare --

5 MR. COX: Right. And that was part of the
6 discussion to -- to decide whether or not to go
7 forward with this, I -- was my impression of it.

8 CHAIRMAN GEORGE: Okay.

9 MR. COX: It's like let's bring it to the
10 table, discuss the --

11 CHAIRMAN GEORGE: Are -- are other board

12 members also under agreement that we have not
13 decided that that's what we want to do?

14 MR. GORMAN: If -- if Mr. Cox has a
15 contention with whether or not we're going to do
16 it, we can vote to see whether we're going to do
17 it. I may make a statement, though. Can I make a
18 statement?

19 CHAIRMAN GEORGE: Yes.

20 MR. GORMAN: I think that to be responsible
21 to the taxpayers, we need to look at other
22 airports to see what they spend, in very simple
23 terms. And a workshop will do that fine. And so
24 I --

25 MS. GREEN: But I have a concern, who's going

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

80

1 to do the analysis, then? Are we paying
2 somebody --

3 MR. GORMAN: It's a broad-based analysis.
4 You're going to do it by --

5 MS. GREEN: I know you're saying broad-based,
6 and then we start getting more detail, well, this
7 has to be pulled out and this has to pulled out,
8 and we need this and that.

9 What is it going to cost us to do -- are we
10 going to sit down and look at it, or are we going
11 to hire someone to sit down and pull out
12 comparative line items to see where we are? That
13 was -- that was my concern.

14 I'm -- I'm kind of in line with Mr. Cox. I
15 don't remember voting on this is what we're going
16 to do, because I was concerned. We had talked
17 about budget \$3,000 versus \$20,000 to do this
18 analysis.

19 MR. COX: There you go. Exactly.

20 MR. GORMAN: During a workshop, we can decide
21 that, whether or not we need outside help and of
22 what of type and --

23 CHAIRMAN GEORGE: I thought that was item 2
24 on the agenda, to come up with the people that we
25 wanted to include in it, in this -- in this

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

81

1 roundtable.

2 MR. COX: Here's the issue I have with it,
3 and it was something that I went through last
4 meeting, is it's extremely difficult, as
5 Mr. Slingluff has pointed out, as Mr. Martinelli
6 pointed out, for us -- and I pointed it out last
7 month, for us to find any airports that are going
8 to be -- that are parallel to this airport enough
9 to say, okay, we can compare this and this and
10 this, and as -- as the director has pointed out,
11 also.

12 Now we're adding -- going to have to add
13 stuff here, we're going to have to take away. By
14 the time we get -- it's just going to be so -- the
15 process is going to be so diluted, there's not
16 going to be a comparison. And just I -- I have a
17 problem with -- because all of us are on board
18 with trying to save money for the taxpayers, but

19 we're spending a bunch of money to try to get an
20 analysis to find out whether we're on target.

21 MR. GORMAN: Mr. Cox, if you're in business,
22 don't you look at what you spend and what your
23 competitors spend to produce the same product?

24 MR. COX: Competitors compete directly with
25 the same focused --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

82

1 MR. GORMAN: So, we don't have to
2 microanalyze how -- how similar we are. We just
3 have to take a look at -- at what one airport
4 spends for maintenance and what -- what we spend
5 for maintenance, what an airport spends --

6 MR. COX: I think --

7 MR. GORMAN: Simple as that.

8 MR. COX: -- Ms. Green brought up a good --
9 who is going to make the analysis? I don't -- I'm
10 not qualified to, and I don't think --

11 MR. GORMAN: I have a -- I have a suggestion

12 for a man that has been making those analysis his
13 whole life.

14 MR. COX: On what?

15 MR. GORMAN: On -- with both municipal and
16 federal governments. And --

17 MR. COX: What would he charge us?

18 MR. GORMAN: I'm going to suggest his name
19 now.

20 MR. COX: What would he charge us? That's
21 it.

22 MR. GORMAN: Well, right now, he's going to
23 charge us nothing. Just an opinion.

24 MS. GREEN: Well, this --

25 CHAIRMAN GEORGE: How do you feel,

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

83

1 Mr. Brunson?

2 MR. BRUNSON: You know, I'm listening,
3 because this -- when you did -- in the real estate
4 business, when we do appraisals, you have to do

5 pluses and minuses. And I -- I thought that this
6 would be something that we could do.

7 But it seems like the problem is that we
8 can't find any airports that are even close to
9 what we have here. And I tried to think about
10 that. So, doing a cost analysis is going to be so
11 difficult that it -- I don't think we'll ever come
12 to a conclusion.

13 Having said that, I do think we need to
14 continue with the workshop amongst the board
15 members to look at each line item and -- and --
16 but this thing of going to different airports and
17 getting their budgets and analyzing, and -- I
18 think is a task that we just cannot do.

19 CHAIRMAN GEORGE: Okay.

20 MR. GORMAN: We can't do it --

21 CHAIRMAN GEORGE: My comments --

22 MR. GORMAN: -- in detail --

23 CHAIRMAN GEORGE: My comments on the whole
24 thing is, for -- for two years, I thought it was a
25 neglect of our normal duty of coming out

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

84

1 individually and sitting down with the staff, who
2 is more than willing to take you through every
3 budget item, every check that is written. They
4 have been willing to do that for two years we've
5 talked about this.

6 Two years ago, we even put \$20,000 in the
7 budget to do an analysis, and we fell on our face
8 even coming up with a scope of the analysis. It
9 wound up being somewhere between \$20- and \$150- to
10 \$200,000.

11 This past iteration of the budget, we have
12 been requested, sit down and go over it and
13 understand it, and I don't think we did. I don't
14 think we actually did our homework. And so now
15 we're coming up with another one of let's let
16 somebody else do our work for us.

17 I really think that the board members that
18 are concerned about us not being efficient, they
19 need to spend some time out here and get a warm

20 and comfortable feeling.

21 I was hoping that this direction that we were
22 taking would do nothing but show exactly what is
23 showing at this meeting, that it's going to be so
24 many differences here and there and that the
25 differences that you find out from an operational

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

85

1 status are not going to make a drop in the bucket.

2 You know, if \$900,000 is what we spent
3 operationally last year, and we're able to save
4 8 percent or 10 percent, that's \$90,000. And
5 while I'd like to save the \$90,000, I just don't
6 think it's a big -- you know, that big of a drop
7 in the bucket.

8 But if the board members want to go through a
9 workshop, you know, and either bring up the
10 airports or don't bring up the airports but go
11 through it and have a better understanding of the
12 budget, I think we'd be well spent with the time

13 so that we can do it down the road.

14 MR. BRUNSON: I agree with you.

15 MR. COX: Agree.

16 MS. GREEN: Either that, or I would have no

17 problem if -- if Jack has this qualified friend of

18 his to sit down and say, all right, we've got

19 these eight airports we've talked about; how many

20 do you need for comps, getting back to the real

21 estate issue? How much would it cost us? And

22 come back to us and say, all right, we need four

23 comps, whatever it is; it's going to cost you X

24 amount, because he knows you have to pull such and

25 such out; and here it is.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

86

1 And then we can say, no, we're not going to

2 do it; it's too costly; or yeah, or we'll just do

3 it at a -- at a workshop.

4 CHAIRMAN GEORGE: Well, why not make it a

5 workshop where we actually go through the

6 operational budget, and if anybody wants to see
7 what other airports, they can feel free to bring
8 it up, but --

9 MR. BRUNSON: You can bring the comparisons
10 with you.

11 CHAIRMAN GEORGE: Yeah, but let's don't come
12 up with another action item after the workshop.

13 MR. BRUNSON: But if Henry would be willing
14 to do that then --

15 MR. GORMAN: You had a suggestion. And I
16 think there's other people that would volunteer.
17 I think you had a good suggestion. I don't
18 know --

19 MR. BRUNSON: Finance person, yeah.

20 MR. GORMAN: Right.

21 CHAIRMAN GEORGE: I think Mr. Martinelli,
22 having been on the board before and being a
23 finance man, is more than qualified to be here.

24 I don't know if Mr. Warner is qualified to be
25 here if we're going to go into that detail,

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 because Mr. Warner has -- he -- he knows rules and
2 regulations and how to dive through that, but I'm
3 not sure that he knows how many blades of grass
4 has got to be cut and stuff like that.

5 MR. GORMAN: I don't know if you know the
6 depth of -- of --

7 CHAIRMAN GEORGE: I might not.

8 MR. GORMAN: Yeah. I don't think so.

9 MR. COX: Okay.

10 CHAIRMAN GEORGE: Could not be. But if we
11 make it a workshop, it's basically open to the --
12 it'll be open to the public and so we can get all
13 sorts of comments.

14 Now, does the board want to proceed in that
15 fashion? And that fashion being, we have a
16 workshop. The purpose of the workshop is to go
17 through line item by line item of the operational
18 budget, and get a better feel, yea or nay, as far
19 as how that stands and what's in it.

20 MS. GREEN: I make a motion we do so.

21 MR. COX: I'll second.

22 CHAIRMAN GEORGE: Okay. I have a motion and

23 second that that be our objective of the workshop.

24 Any discussion?

25 (No discussion.)

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

88

1 CHAIRMAN GEORGE: All in favor?

2 MS. GREEN: Aye.

3 MR. BRUNSON: Aye.

4 MR. GEORGE: Aye.

5 MR. COX: Aye.

6 MR. GORMAN: Aye.

7 CHAIRMAN GEORGE: It's unanimous. That's the

8 way we're going to do it.

9 Now, we also talked about inviting some

10 people to sit around this table with us because

11 they are more knowledgeable. Would you like to

12 continue with that?

13 MR. COX: I think we -- my personal opinion
14 would be let's have the workshop and discussion
15 and which would be open to the public on the
16 definitive, you know, parameters that you --

17 CHAIRMAN GEORGE: Yeah.

18 MR. COX: -- just talked about. And then
19 move -- after that, if we feel that we need to go
20 further into the situation...

21 MR. GORMAN: I'd -- I'd have to disagree with
22 Mr. Cox in the fact that I think if we bring in
23 people with good financial backgrounds, with good
24 audit backgrounds, that they will be able to -- to
25 help us as a board coin the proper questions.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

89

1 MS. GREEN: I don't have any problem with one
2 or two. I just don't want 15 experts here. If we
3 limit it to a couple...

4 MR. GORMAN: Yeah. Not 15.

5 MS. GREEN: Right. Two people.

6 CHAIRMAN GEORGE: Randy? Mr. Brunson?

7 MR. BRUNSON: I agree. Limit of three.

8 CHAIRMAN GEORGE: Okay. I make the motion

9 that we do limit it, and that the two people be

10 Mr. Martinelli and Mr. Warner and -- and anybody

11 else?

12 MS. GREEN: The public --

13 CHAIRMAN GEORGE: Any public comment on --

14 maybe they know somebody that would fit into that.

15 (No public comment.)

16 MS. GREEN: Second the motion.

17 MR. COX: Second.

18 CHAIRMAN GEORGE: We have a motion and

19 second.

20 MR. COX: Second. Oh, you did second. Okay.

21 CHAIRMAN GEORGE: Yeah. Any --

22 MR. COOPER: Was the motion --

23 CHAIRMAN GEORGE: So, we'll have two.

24 MR. COOPER: -- to have three --

25 CHAIRMAN GEORGE: The motion was to have --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 MR. COOPER: -- or no less -- no more than
2 three?

3 CHAIRMAN GEORGE: -- no more than three, and
4 we identified two, and those are the two we're
5 going to -- that's what we're voting on now, to --
6 to have those two. Any -- we have a motion and a
7 second. Any other discussion?

8 (No further discussion.)

9 CHAIRMAN GEORGE: Fine. That's the way it
10 is. Now, next on the agenda is --

11 MR. COX: Do you want to vote on it?

12 CHAIRMAN GEORGE: I'm sorry. Well, no other
13 discussion. You're right. All in favor, say aye.

14 MS. GREEN: Aye.

15 MR. BRUNSON: Aye.

16 MR. GEORGE: Aye.

17 MR. COX: Aye.

18 MR. GORMAN: Aye.

19 CHAIRMAN GEORGE: The ayes have it, all for,
20 so... Okay.

21 Next item is when. Does everybody have a
22 calendar in front of them? Thank you. We are
23 going to have a discussion of the next -- next
24 meeting, since the 28th is around Thanksgiving
25 and, you know, maybe moving it to December the

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

91

1 5th, and because of the holiday season and
2 everything, maybe not doing, you know, a meeting
3 every month for November and December, unless
4 something comes up and a board member says, no, we
5 need to have another meeting at that time.

6 But does -- how does December the 5th sound
7 to everybody?

8 MS. GREEN: That's for our regular meeting,
9 correct?

10 CHAIRMAN GEORGE: Right. And I was thinking
11 this workshop should be --

12 MS. GREEN: Right.

13 CHAIRMAN GEORGE: It's going to be long. It

14 should be two hours in front of it.

15 MR. MARTINELLI: I can't. I'll be out of the
16 country.

17 CHAIRMAN GEORGE: Okay.

18 MR. COX: Come back.

19 CHAIRMAN GEORGE: No, no, no. Well, how
20 about the 28th?

21 MR. MARTINELLI: Of December?

22 CHAIRMAN GEORGE: Of November.

23 MR. MARTINELLI: November? I'm leaving on
24 the 30th. And the 28th's going to be pretty
25 tight.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

92

1 MS. GREEN: My -- my concern is if you're
2 taking two hours or more in front of this meeting,
3 and this meeting is two or three hours, it's going
4 to be very difficult for working -- for me to get
5 here.

6 CHAIRMAN GEORGE: Okay. That's a good point.

7 Then let's come up with another date.

8 MR. GORMAN: Mr. Martinelli would be good to
9 have. He really would be. As long as we had
10 counterpoint, he'd be great, because -- so, when
11 could you be here?

12 MR. MARTINELLI: Well, I'm --

13 MR. COX: Assuming he wants to. We didn't
14 ask.

15 MR. MARTINELLI: I already volunteered to do
16 that, and I won't go back on my word.

17 CHAIRMAN GEORGE: Well, at this meeting, we
18 might decide to take it further; we need to hire
19 somebody to go further, but...

20 MR. MARTINELLI: Whatever. But I'm -- I'm
21 leaving on the 30th, won't be back until December
22 the 19th. So --

23 CHAIRMAN GEORGE: Then how about the week of
24 November the 7th through the 11th, sometime in
25 that week? And then we'll do December the 5th for

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 our next, you know, regular board meeting?

2 MR. MARTINELLI: I should be available. I

3 have to go and check my calendar, but --

4 CHAIRMAN GEORGE: I understand.

5 MR. MARTINELLI: -- I will be -- I will be

6 here in --

7 CHAIRMAN GEORGE: Board members, is there any

8 day of the week that's better than others? None

9 to me. Monday's a bad day, as you can tell.

10 Then I suggest we have it Wednesday, the 9th.

11 MR. COX: Just for the workshop.

12 CHAIRMAN GEORGE: This is for the workshop,

13 yes. Ms. Green?

14 MS. GREEN: It doesn't matter. Just pick

15 your day.

16 MR. COX: It's bad all around.

17 CHAIRMAN GEORGE: Okay. Say we get started

18 at 3 o'clock instead of 4:00.

19 MR. COX: Just tell the judge you've got to

20 go.

21 CHAIRMAN GEORGE: November the 9th at

22 3 o'clock is the --

23 MR. COOPER: I have a conflict here. We have

24 sealed bids for hangars 8, 9, and 10, the opening

25 at 3 o'clock that day in this board room.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

94

1 CHAIRMAN GEORGE: Okay. Then that rules that

2 out. How about the 10th, Thursday, the 10th?

3 MR. COX: That works for me, too. Yeah.

4 CHAIRMAN GEORGE: Anybody have an objection

5 to Thursday, the 10th?

6 MR. COOPER: For one of the members, there's

7 an MPO meeting in Jax at 10 a.m. that day.

8 CHAIRMAN GEORGE: Depending on how --

9 MS. GREEN: Depending when you schedule it.

10 MR. GORMAN: That's fine. They're done at

11 12:00.

12 MR. BRUNSON: We'll be back.

13 CHAIRMAN GEORGE: Yeah, it's in the morning,

14 so... Okay.

15 MR. COX: Can we take the board helicopter
16 over and pick them up?

17 MR. COOPER: Is there a problem with Tuesday,
18 the 8th?

19 CHAIRMAN GEORGE: There's not a problem with
20 Tuesday, the 8th, for me. Is there a problem with
21 Tuesday, the 8th, for anybody else?

22 MR. MARTINELLI: That's okay with me.

23 CHAIRMAN GEORGE: If that would make your
24 life happier --

25 MR. COOPER: There's absolutely nothing on

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

95

1 this sheet of paper on that day. Every other day
2 has little things all over it.

3 CHAIRMAN GEORGE: Okay.

4 MR. COOPER: And they're not happy faces.

5 CHAIRMAN GEORGE: They're not happy faces.

6 Fine. We'll change it then to Tuesday, the --

7 November the 8th. Then does everybody agree?

8 MS. GREEN: Election.

9 CHAIRMAN GEORGE: -- that we go to the next

10 meeting date to be December the 5th at 4 o'clock?

11 MR. COX: Yeah.

12 CHAIRMAN GEORGE: So, we get that out of the

13 way now.

14 MS. GREEN: What time do you want this

15 workshop?

16 CHAIRMAN GEORGE: 3 o'clock is the workshop.

17 Is it better off for you to do it at 4:00?

18 MS. GREEN: It's not at all.

19 CHAIRMAN GEORGE: Okay.

20 MS. GREEN: Neither one's good. I'm in a

21 four-hour contempt hearing at 3:15.

22 CHAIRMAN GEORGE: Okay. Sounds good. All

23 right. Next item.

24 MR. COOPER: Tuesday, November the 8th.

25 CHAIRMAN GEORGE: Moving right along.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 9.D. - RESTAURANT/CATERING FACILITY UPDATE

2 MR. COOPER: Next agenda item is discussion
3 on the restaurant. It's basically an update. At
4 the last meeting, you had given us direction. We
5 had been moving that direction. However, we
6 started out with four potential operators that --
7 that were interested. Of that, we only got a
8 response from one.

9 Since then, we've had a few more that have
10 expressed interest. And of those, we today got
11 another response. We have two now. And we have
12 an appointment in the morning to show the
13 restaurant to another operator.

14 One of -- one of the potential operators came
15 back and said that they were no longer interested,
16 and two did not respond at all. So, after
17 tomorrow, we may have three, which means we can
18 bring that to your next meeting. And that's going
19 to move back a start date, unless you want to
20 authorize Mr. Wuellner to choose one of those on
21 some guidelines.

22 CHAIRMAN GEORGE: Yeah, I think that --
23 didn't we authorize him at the last board meeting
24 to make that decision?

25 MR. COOPER: You did? All right. Fine.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

97

1 MR. GORMAN: Yes. That's fine.

2 MR. BRUNSON: The sooner, the better.

3 MR. COOPER: Okay.

4 MR. GORMAN: Thank you.

5 MR. COOPER: Then we'll shoot for hopefully a
6 December 1 opening or earlier.

7 CHAIRMAN GEORGE: Earlier, if possible, yes.

8 MR. GORMAN: I mean, I understand that the
9 tower gets calls to find out if the restaurant's
10 open. That's really the truth.

11 MR. COOPER: That's -- I hear that quite
12 frequently.

13 CHAIRMAN GEORGE: Next?

14 9.E. - MPO DISCUSSION

15 MR. COOPER: Next item is discussion of your
16 membership in the MPO.

17 CHAIRMAN GEORGE: Okay. Would you like to
18 tell us what this is all about?

19 MR. COOPER: Well, there was -- there was a
20 budget item for the membership fee of the MPO, and
21 there was some discussion in previous meetings
22 whether or not you wanted to spend that money.
23 And you had asked, I think Mr. Wuellner, to do a
24 little research, make a recommendation. And
25 there's his recommendation right there

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

98

1 (indicating).

2 The point is, some of these things that are
3 coming up are going to affect this airport and
4 affect the area. And if you decide you do not
5 want to continue your membership, you won't have a
6 voice in that.

7 They will have a significant impact on

8 directing state funds for some of these
9 transportation projects, not as much for airport
10 projects, but definitely for road projects,
11 particularly the 312 extension and things like
12 that; the 210 realignment, those types of
13 projects. Without the membership, you have no
14 voice in that at all.

15 I don't remember the exact amount. Do you
16 remember the exact amount of the membership that
17 was --

18 CHAIRMAN GEORGE: Six thousand?

19 MR. COOPER: It was discussed down. I think
20 it was brought down considerably.

21 MR. GORMAN: Six- was half --

22 MR. BRUNSON: Bruce, do you think they're
23 going to continue to give us the same rate as they
24 did initially?

25 COMMISSIONER MAGUIRE: (Nods head.)

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 CHAIRMAN GEORGE: Little background on this
2 particular line item: When I first started going
3 to the MPO, I challenged it also because the
4 tab -- tab was \$12,000 a year. And we have
5 representation in St. Johns County of four
6 organizations, I think it is, but some of these --
7 three? That would be St. Augustine -- City of
8 St. Augustine, the Airport Authority, and the
9 County. I don't know why I thought that the beach
10 had represent -- but anyway, three. That's
11 immaterial.

12 But having a voice in it, we have some of the
13 members from Jacksonville that have two votes to
14 our one vote. So, out of all of the voting pool
15 that we have, our voice is not that significant.
16 And I challenge whether we should be spending that
17 kind of money, when really what we were after was
18 the results of what they're going to do to be kept
19 abreast of it.

20 In subsequent months, Mr. Gorman has gone and
21 has indicated some -- why don't you tell them what

22 your concern is?

23 MR. GORMAN: It's similar. But the
24 problem -- we may be a little bit different in --
25 in opinion. I think some of the issues are not

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

100

1 directly relevant to the airport. But there's
2 enough issues that are directly relevant to the
3 airport that we need to be kept abreast of them.

4 And if a small amount of -- of input into
5 some of those issues, and at least our knowledge
6 that those issues are going to be -- come up and
7 voted on, the MPO is essential.

8 It's funny, it isn't that relevant to the
9 airport, all of the issues, but I think it's very
10 relevant that St. Johns County have a seat. So,
11 for the -- the larger scope of things, for the
12 greater good of the public, we need the seat. We
13 need to keep the seat.

14 If we can get Mr. Maguire to pay for it so

15 the airport doesn't have to pay for it, then that

16 would be perfect.

17 CHAIRMAN GEORGE: Well, he happens to be

18 here. So, with that as a background on it, let me

19 ask for public comment on it, and I'm sure that

20 Mr. Maguire will have a comment.

21 COMMISSIONER MAGUIRE: Good -- good idea.

22 The reason you thought four is because the City of

23 St. Augustine Beach flips and rotates its

24 membership with St. Augustine.

25 CHAIRMAN GEORGE: Oh, okay.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

101

1 COMMISSIONER MAGUIRE: And so, the mayor,

2 one -- one or two years, then the St. Augustine

3 Beach mayor. And it's designed to flip like the

4 three beaches up in Jacksonville.

5 The real benefit of continued membership is

6 because you all hit the nail on the head; there's

7 not a whole lot that the MP does for this

8 particular airport. You're not a SIS; you're not
9 an emerging SIS, so you're not going to get those
10 funds. Every now and then, something will come
11 up, though, that we do need a support on.

12 Specifically addressing the comment about
13 membership up there having two votes, that was
14 designed to our benefit, not to our negative.

15 What they originally wanted was, in the MPO
16 status, state statute, you're limited to 19
17 members -- board members on an MPO. And they're
18 trying to change that because some of the MPOs
19 down south have as many as 35 different cities
20 within the county. So, they're trying to come up
21 with -- with ideas.

22 This was promulgated primarily because they
23 wanted to give the -- the membership is based on
24 population, but we wanted -- we felt like we
25 worked better with smaller numbers, so we wanted

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 to keep the membership down around 12 or 13.

2 And to do that, is you took the City Council
3 members of Jacksonville and gave them two votes.

4 The reason that helps us is if one member is
5 absent, that's two votes gone. And so, if our guy
6 is there and he's gone, instead of being one for
7 one, we're now up one position on a vote.

8 I think you found out that -- that not all of
9 the City Council members are there all the time.

10 So, we do have a little bit more leverage in the
11 voting.

12 But the biggest issue with -- with membership
13 on the MPO is -- I hope you found that because of
14 the, I'll say the agrarious (sic) nature that
15 we've approached the MPO, Clay County, St. Johns,
16 and Nassau County collectively have been pushing
17 Duval County to make an attitude change in the way
18 they do things. And that's a significant issue,
19 that they now respect the three counties in a way
20 that they've never respected them before.

21 In the last meeting that I attended -- I
22 missed the last one -- we were talking about how

23 do we spend this extra \$32 million that the State
24 budgeted that we had, and it was a City Council
25 member out of Jacksonville who proposed that we

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

103

1 split it so each county get a proportionate share.

2 So, they didn't go in and say, "Give it all to
3 us."

4 And -- and that's the real strength of -- of
5 your position, is you continue to give us
6 credibility at the bargaining table. And my
7 concern is if you step aside, what you're really
8 telling the MPO, especially the Jacksonville
9 members, is that it is not important to be there,
10 and our bargaining power is reduced down.

11 Having said that, and going back to the --
12 the idea of having us pick up your tab, that's not
13 farfetched. By no means will I say that I
14 encourage it at this point. But if you're having
15 problems coming up with the money, then -- then it

16 might be a good idea to make a resolution and go
17 forward to the county and ask them to pick up the
18 tab.

19 But the critical issue is, as far as -- my
20 belief, having been there for two -- two and a
21 half years now, you are critical. Your vote is
22 critical. And I'll say this, too: The mayor of
23 St. Augustine has decided he doesn't want to go to
24 the meetings anymore. And that hurts. And it
25 hurts real bad when we're sitting there trying to

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

104

1 say we want to put greater emphasis in different
2 areas, and we don't have the vote that our county
3 is authorized to go up there. Yes.

4 MR. GORMAN: Can I ask, if he doesn't, if
5 there isn't some mechanism where -- that we could
6 replace him?

7 COMMISSIONER MAGUIRE: We're working that
8 issue. Yes. Yes.

9 CHAIRMAN GEORGE: Okay. Any other public
10 comment?

11 (No further public comment.)

12 CHAIRMAN GEORGE: Anything else to add?

13 COMMISSIONER MAGUIRE: No, sir.

14 CHAIRMAN GEORGE: Okay. Then we're going
15 to -- you had a comment.

16 MR. COX: I'm in full support of continuing
17 the membership. I just think for the money we're
18 paying, the -- the ability to have a voice at this
19 level is almost beyond, you know, price -- it's
20 priceless.

21 MR. GORMAN: It --

22 CHAIRMAN GEORGE: Mr. Brunson?

23 MR. BRUNSON: Bruce touched on -- I'm hearing
24 more and more about how much we're getting --
25 getting done in the counties, the regional concept

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

105

1 of things that are going forward. And having

2 attended these meetings, we have definitely had
3 the voice of what goes on. And I would support us
4 continuing and even being stronger.

5 I would hope that -- that the -- George
6 Gardner would send another city councilman in his
7 place if he can't go, because that -- that's bad
8 that he -- the city is paying that money and not
9 attending.

10 COMMISSIONER MAGUIRE: Yes.

11 CHAIRMAN GEORGE: Ms. Green?

12 MS. GREEN: Yeah, I mean, I agree. I think
13 for right now, we've budgeted around \$6-, as I
14 recall?

15 CHAIRMAN GEORGE: Donna's going to get that
16 number now.

17 MS. GREEN: Yeah. I think -- I think we
18 have. And from what I recall last time, we can
19 even -- if we feel it's just not in our budget, we
20 can't, we can pull out and we'll be prorated.

21 But -- if I understand that. So, I think to keep
22 our spot right now, from what -- we have the 312

23 coming up and some other things, I think we need

24 to --

25 MR. GORMAN: Yeah. The point is, though,

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

106

1 each and every meeting, there may not be something

2 that's specifically relevant to the airport, but

3 there will be. That's the point.

4 MR. COX: Right.

5 CHAIRMAN GEORGE: Mr. Burnett, is there any

6 possibility of us having a representative other

7 than one of these members of this board that

8 represents us; i.e., somebody from Ponte Vedra,

9 somebody from Green Cove? Because that's where

10 the -- most of the transportation stuff is.

11 MR. BURNETT: Maybe -- maybe I'm missing

12 something.

13 MR. BRUNSON: I don't understand that.

14 MS. GREEN: A staff member?

15 MR. COX: I don't, either.

16 CHAIRMAN GEORGE: How much is the number?

17 She'll find it in just a second.

18 For the Airport Authority to have a

19 representative on the board, does that mean it has

20 to be a Airport Authority member?

21 MR. BURNETT: I'm not sure that you couldn't

22 delegate that to a staff person.

23 CHAIRMAN GEORGE: Okay. What about to a not

24 staff person?

25 MS. GREEN: He's going further than that.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

107

1 MR. BURNETT: Yeah. I'm not sure I need --

2 CHAIRMAN GEORGE: If George Gardner finds

3 someone that is sympathetic in the -- you know, to

4 the City of St. Augustine, and the council agrees

5 to add Judy Smith to go and sit in and take their

6 position...

7 MR. BRUNSON: I don't think so.

8 MS. GREEN: Volunteer delegate for the --

9 CHAIRMAN GEORGE: Right.

10 MS. GREEN: -- city.

11 CHAIRMAN GEORGE: Mr. Maguire, no?

12 COMMISSIONER MAGUIRE: If I could. The

13 county-elected officials have to be on there. But

14 on boards like this, if you look at JTA, JEA,

15 they're all represented, and JIA are all

16 represented, but they have no elected officials.

17 CHAIRMAN GEORGE: Okay. So, you're saying

18 that the MPO has to be elected officials.

19 COMMISSIONER MAGUIRE: No, no. The County

20 has to be elected officials. The -- the county in

21 which it's held -- we have to have a county

22 commissioner by state law on the -- on the MPO.

23 CHAIRMAN GEORGE: Okay.

24 COMMISSIONER MAGUIRE: Outside of that, it

25 just says that you have to be represented. You

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

108

1 have to have a seat on the table.

2 What I'm saying is that -- that Jacksonville
3 airport doesn't have an elected official on the
4 board, on the MPO. They have the executive
5 director.

6 CHAIRMAN GEORGE: Okay. More than one?
7 Don't they --

8 COMMISSIONER MAGUIRE: They have one. JTA
9 has one. JIA, JTA, JPA each have one. And in
10 each case, it's either the executive director or
11 the chairman of their board.

12 CHAIRMAN GEORGE: Okay. Fine. All right.

13 MR. BURNETT: And I apologize for not being
14 able to answer the question. I typically have
15 almost all of the files with me that I need. And
16 this is one I don't have.

17 I don't have the MPO file with me to be able
18 to tell you, for example, what's in your contract
19 related to who has to be there, because
20 contractually, there could be something in there
21 as well, I guess.

22 CHAIRMAN GEORGE: Okay. I -- it was just a
23 thought that -- you know, that there are other

24 organizations or other entities within the county
25 that are more directly impacted by decisions made

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

109

1 on the MPO than this real estate that we're having
2 here. And for us to keep it and have that
3 representative go there for us and come back and
4 give us the briefings and everything that we need
5 would have also satisfied the problem.

6 I am definitely against the county paying our
7 way, because I don't want to get any kind of
8 obligation back and forth to the county.

9 COMMISSIONER MAGUIRE: Thank you. And if I
10 might, Mr. Chairman, the --

11 CHAIRMAN GEORGE: We're thinking about taking
12 the county over as opposed to --

13 MS. GREEN: We still want that health
14 insurance.

15 CHAIRMAN GEORGE: But we want the health
16 insurance.

17 COMMISSIONER MAGUIRE: Is this a hostile
18 merger or... The Nassau Port Authority,
19 Fernandina Beach, their executive director is on
20 the board. Okay. My suggestion would be either
21 one of the board members' elected officials or the
22 executive director, and then limit it to that.

23 CHAIRMAN GEORGE: Okay. Thank you. It seems
24 to be the consensus that we continue with this,
25 and we'll analyze it as we go down the road. I

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

110

1 will accept a motion one way or the other.

2 MR. COX: Motion to continue membership in
3 the MPO.

4 MR. BRUNSON: Second.

5 CHAIRMAN GEORGE: Second? Randy, did you
6 second?

7 MR. BRUNSON: Yes.

8 CHAIRMAN GEORGE: Okay. Any further board
9 discussion?

10 (No further board discussion.)

11 CHAIRMAN GEORGE: All in favor?

12 MS. GREEN: Aye.

13 MR. BRUNSON: Aye.

14 MR. GEORGE: Aye.

15 MR. COX: Aye.

16 MR. GORMAN: Aye.

17 CHAIRMAN GEORGE: Opposed? No?

18 (No opposition.)

19 CHAIRMAN GEORGE: It's unanimous. Unanimous.

20 We will stay.

21 MR. COX: Unanimous?

22 CHAIRMAN GEORGE: Unanimous. And it was

23 \$6,594, is what we have budgeted for it.

24 MR. BRUNSON: Make I make a comment?

25 CHAIRMAN GEORGE: Yes.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

111

1 MR. BRUNSON: Bruce indicated there might be

2 a possibility that -- Bruce, what do you think?

3 We would have to document that -- that we -- about
4 helping the county helping with this? What would
5 be your --

6 COMMISSIONER MAGUIRE: It's -- it's never
7 been broached before, so I wouldn't have the
8 faintest idea where to start, other than just --

9 CHAIRMAN GEORGE: Well, let's just don't
10 start anything on it since we've already made that
11 agenda and put it together. If you'd like to
12 bring it up as comments, and put it as another
13 agenda, we can do that. Okay. Next agenda item?

14 MR. COOPER: The next agenda item would
15 normally be housekeeping prior to each of your
16 Authority members making their comments; however,
17 you added an agenda item which we don't have any
18 backup on --

19 CHAIRMAN GEORGE: Oh, we don't.

20 MR. COOPER: -- about security discussions.

21 CHAIRMAN GEORGE: Okay.

22 MR. COOPER: If you want to go to that now.

23 9.F. - SECURITY

24 CHAIRMAN GEORGE: With the happenings of this
25 past week, I imagine each one of you board members

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

112

1 have had comments from the public, you know, as I
2 have had comments about "I can't believe that an
3 airplane could be stolen," you know, and this,
4 that, and the other.

5 I have been assured by Mr. Cooper that we
6 are, you know, in compliance with all of our
7 security requirements of the Homeland Security.
8 But would you like to make a general comment on --

9 MR. COOPER: Well, all of the requirements
10 that Florida Department of Transportation puts
11 out, we're in compliance with. The
12 recommendations of the task force that various
13 groups had met with, in which TSA came up with
14 general aviation security requirements, or
15 recommendations, we meet or exceed all of those.

16 In addition, about a year and a half ago to

17 two years ago, Staff started discussing what
18 enhancements we could do beyond that. That was
19 the time frame when those recommendations were
20 being formulated by the TSA or Homeland Security.
21 And we, through the budgeting process, have been
22 implementing a number of those improvements.
23 We've got more that are underway now. I
24 don't want to go into the details of them, but
25 there's a significant amount of improvements to

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

113

1 security at this airport, none of which would have
2 prevented this airplane from being stolen the way
3 it was. And I don't know that we could do
4 anything to have prevented that, nothing.

5 But we are in compliance, we exceed
6 recommendations, and we're doing more beyond that.

7 CHAIRMAN GEORGE: Okay. I -- in checking
8 with Mr. Burnett this week, there is a provision,
9 you know, within the statutes that we can have a

10 closed-door meeting on this --

11 MR. COX: True.

12 CHAIRMAN GEORGE: -- for the purpose of

13 discussing security plans and where -- how far

14 this board -- board wants them to go.

15 And I -- I guess the logic there is, you

16 know, if you have discussions of that sort of

17 stuff and just, you know, in the public, then --

18 then the people that do want to come in just know

19 where the holes are, if there are any holes that

20 are there.

21 So, I would like to suggest that we have one

22 of those meetings, maybe, you know, for an hour in

23 front, you know, of the workshop, you know, but a

24 closed-door session so that the board members can

25 get a more detailed presentation, you know, on

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

114

1 security and security possibilities that our staff

2 has considered that we might want to look forward

3 to down the road so that we're all in -- in

4 concert with that.

5 MR. GORMAN: More so than the actual security

6 threat is, in my own way of thinking, is the

7 knee-jerk reaction that is possible by the federal

8 and state government, as far as their knee-jerk

9 reaction requiring some compliance from general

10 aviation airports that may not be so -- so

11 practical, like the ADIZ around Washington DC,

12 which is highly debated, you know.

13 CHAIRMAN GEORGE: Well, I'm hoping that

14 Staff, you know, they're privy to all of these

15 discussion points and all of these conferences.

16 Maybe they can tell us what they're thinking.

17 MR. GORMAN: Exactly. That's fine.

18 CHAIRMAN GEORGE: So, is anybody in objection

19 to maybe starting an hour earlier on whatever date

20 we pick? Tuesday, December the 8th, I think it

21 was? Unless we have a closed-door session on

22 security?

23 MS. GREEN: It's November 8th for the --

24 November 8th is for the budget, and the 5th is

25 your regular meeting.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

115

1 MR. COX: Right.

2 MR. BRUNSON: For the workshop --

3 CHAIRMAN GEORGE: I'm sorry, it was November

4 8th.

5 MS. GREEN: November 8th --

6 MR. COX: Yeah.

7 MS. GREEN: -- is the workshop.

8 MR. COX: Tuesday, the 8th, and December the

9 5th.

10 CHAIRMAN GEORGE: Can we have that discussion

11 on November 8th at 3 o'clock?

12 MR. COOPER: That's fine.

13 MR. MARTINELLI: Is that the time we

14 discuss --

15 CHAIRMAN GEORGE: No, we said 4 o'clock. No,

16 we said 3 o'clock for the work -- okay, so it

17 would have to be 2:30 or 2:00, or at the

18 conclusion to the workshop meeting.

19 How long do you think it would take for you

20 guys to put together a presentation and give us

21 the insight as to where you feel Homeland

22 Security's going to go with security?

23 MR. COOPER: We -- we could do that in 30

24 minutes, but the time frame is going to be in your

25 discussion. I mean, 30 -- 30 minutes, we can tell

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

116

1 you where we're going, what we planned on doing,

2 how long we think that's going to take, and what

3 we believe future regulations are going to be.

4 CHAIRMAN GEORGE: Okay.

5 MR. GORMAN: Because the workshop is going to

6 be quite -- quite an issue in itself, could we

7 tack that onto a meeting? In other words, we've

8 got a meeting that is December 5th.

9 CHAIRMAN GEORGE: Could tag it on at the

10 beginning of the December 5th meeting then.

11 MR. COOPER: A closed meeting prior to --

12 CHAIRMAN GEORGE: Yes. One hour closed

13 meeting prior to the December 5th meeting.

14 Mr. Brunson?

15 MR. BRUNSON: So, 3 o'clock again for the

16 closed meeting.

17 CHAIRMAN GEORGE: Yeah. Is that okay with

18 you?

19 MR. BRUNSON: That's fine.

20 CHAIRMAN GEORGE: Okay. That's what we'll

21 do, then. Any objection?

22 MR. COOPER: I would like to make a comment

23 about this incident that did occur. A couple of

24 comments, as a matter of fact, because I, too,

25 have had a number of calls.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

117

1 I've been interviewed by I think at least

2 a -- seems like hundreds of television stations

3 and newspapers, and been quoted in the London

4 Gazette and Seattle newspapers and San Francisco
5 newspapers.

6 MR. COX: Can I have your autograph?

7 MR. COOPER: Yes. If you've got some coins,
8 you can.

9 There's a couple of points. Generally,
10 people have made -- and in fact, in this morning's
11 paper, someone sent a note -- sent a letter to the
12 editor that they're surprised or that it's easier
13 to steal an airplane at the St. Augustine Airport
14 than it is to steal a candy bar at Wal-Mart.

15 And I would just like to point out a couple
16 of things. One is that the person that took that
17 airplane had legal access to the airport. There
18 was nothing a security system or a guard or
19 anything else would have changed that. The person
20 came on the airport legally. And that would not
21 have changed.

22 CHAIRMAN GEORGE: How --

23 MR. COOPER: The thing that did not work in
24 the system, and if you look at the TSA's

25 recommendations, there's recommendations for the

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

118

1 airport to do, the Airport Authority to do, FBOs
2 to do, people that work on the airports to do, and
3 then owners and pilots of airplanes. There's
4 recommendations for them to do.

5 The only thing that was not done in all of
6 those recommendations was the airplane wasn't
7 locked. That's a recommendation to the pilot or
8 operator of the aircraft. The airplane was left
9 unlocked. And that's what made that so easy to
10 do.

11 Now, having said that, if it had been locked
12 and they wanted to steal it, there's still -- it
13 would have been possible to do, as people steal
14 unlocked cars all the -- all the time and locked
15 cars.

16 But that's the only thing that wasn't done;
17 therefore, the person that wanted to take that

18 airplane, opened the door, got it in, and flew it
19 off of here.

20 So, what security that we do is not going to
21 necessarily prevent that kind of an incident. A
22 policeman, it's very easy for a policeman to steal
23 a police car. A cab driver can steal a taxicab.
24 A bus driver can steal a bus. A truck driver can
25 steal a truck. And those things will not change

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

119

1 by any security systems. Pilots can steal
2 airplanes.

3 But if everybody follows, there will be less
4 of that. But we were in compliance, and it was
5 not a break-in to this airport. It was not a
6 lapse in any security at this airport that caused
7 this.

8 CHAIRMAN GEORGE: Okay.

9 MR. COOPER: That's a comment I wanted to
10 make.

11 CHAIRMAN GEORGE: Thanks. Let's open it up
12 to everything -- let me get through the
13 housekeeping now --

14 10. - HOUSEKEEPING ITEMS

15 MR. COOPER: Before we do that, let me just
16 cover one housekeeping item. As you notice on
17 this document here, over half of it is minutes of
18 previous meetings.

19 CHAIRMAN GEORGE: Two minutes, right. Two
20 meetings.

21 MR. COOPER: Okay. But over half of this.
22 And that's fairly consistent with all of these
23 that you get. Mr. Wuellner has suggested, or is
24 suggesting that you allow him to transmit those
25 minutes to you.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

120

1 Rather than Staff getting the information,
2 when she brings it back, and photocopying it and
3 then compiling all of this and sending that to

4 you, he would like to send that to you via e-mail,
5 either as a PDF or a Word document. And it would
6 allow -- a couple of things would happen.

7 If you got it that way, you would get it at
8 least a week sooner. That would give you more
9 time to review it. And it would reduce Staff
10 time, which is considerable to produce this, and
11 the cost, this paper cost, considerably, save you
12 money and save you time.

13 And he would like your concurrence in
14 allowing you to receive your minutes via e-mail.

15 CHAIRMAN GEORGE: If you'd like to put that
16 as an agenda item on the next as a way he does
17 it --

18 MR. COOPER: It's housekeeping. It's on --
19 on your agenda.

20 CHAIRMAN GEORGE: Housekeeping is not part of
21 our --

22 MR. GORMAN: He could just as easily burn a
23 59 cent CD and hand it to us.

24 MR. COOPER: That's an option, also.

25 MS. GREEN: Yeah.

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

121

1 MR. GORMAN: That's fine, because e-mail is
2 not --

3 MR. COOPER: And if you have no objections,
4 then that's the way you'll start getting them,
5 either CDs or --

6 CHAIRMAN GEORGE: I think I have an
7 objection, but I'm not sure I'm ready to voice
8 that objection. So, put it down as an agenda item
9 next time and that will be with -- also with a lot
10 of other items that will come out of our workshop.

11 MR. COOPER: Okay. You just had to have
12 that.

13 CHAIRMAN GEORGE: Yeah. Okay. Let's open it
14 up to public comment. Any general comments or
15 anything? Yes, sir. Mr. Slingsluff.

16 11. - PUBLIC COMMENT

17 MR. SLINGLUFF: Going back to the security
18 issue, I just want to say that -- that Bryan's

19 absolutely right; this -- this instance, there's
20 nothing we could have done to prevent it. It was
21 an inside job. The fellow had knowledge of even
22 the procedures around that jet, such as leaving
23 the doors unlocked.

24 But, looking at the benefits here, you know,
25 security is like safety; awareness is 80 percent

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

122

1 of the issue. And so, I do applaud y'all having a
2 meeting and finding out about the proposed changes
3 and new technology that we're implementing at the
4 airport. But we've had meetings with our tenants,
5 and just to get the awareness out -- out there and
6 get the attitude changed.

7 On -- on another subject, last -- last month,
8 we talked about the Hurricane Katrina and the
9 problems with the Red Cross and said we were
10 collecting 10 cents a gallon on our -- on our fuel
11 and donating it to the Red Cross. So, the

12 airport, I'm happy to announce, we have collected
13 \$7,500 for September.

14 CHAIRMAN GEORGE: Great.

15 MR. SLINGLUFF: Looks like October will be
16 even more than that. So, you know, that -- that
17 comes from the whole airport. So, that's really
18 good. And that's all going to the Red Cross.

19 CHAIRMAN GEORGE: That's great. Any other
20 public comments? Ms. Willis?

21 MS. WILLIS: Mary Willis, Araquay Park.

22 First of all, I wanted to ask earlier, but
23 kind of missed the public comment section there.

24 What percentage of your budget do you spend on
25 salaries?

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

123

1 CHAIRMAN GEORGE: It's in the budget. We'll
2 be glad to give you a copy of the budget.

3 MS. WILLIS: I have a copy of your budget in
4 my file.

5 MR. BRUNSON: How much do we spend?

6 MS. WILLIS: I said what percentage.

7 MR. BRUNSON: If you've got the budget, you

8 should know what that is.

9 MS. WILLIS: Probably -- it differs with you

10 all than many other organizations where the

11 majority of your budget is spent on salaries.

12 It's certainly the biggest, more than 50 percent

13 of our budget with fringe benefits at Mosquito

14 Control, and it's a great deal more than 50

15 percent, I believe, of the School Board.

16 And that was something I was interested in,

17 which of course, it's very difficult to compare

18 apples and oranges when you're looking at other

19 districts. But we do that all the time. In fact,

20 I do it at no cost to my district. We get budgets

21 from other comparable agencies at Mosquito

22 Control.

23 My second question is, I posed a problem last

24 meeting as to the mineral rights on the parkways,

25 and I'd like to know if Mr. Burnett has checked

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

124

1 that and what the answer is.

2 CHAIRMAN GEORGE: I don't remember it,
3 either, Mr. Burnett, but you are on the spot.

4 MR. BURNETT: Mineral rights? I -- I'm not
5 sure that I was tasked to look up the issue of
6 mineral rights.

7 CHAIRMAN GEORGE: I think it was -- evidently
8 it was a question Ms. Willis --

9 MR. BURNETT: I'll be happy to talk to
10 Ms. Willis about it after the meeting if --
11 typically in a plat vacation, if you have property
12 owners --

13 CHAIRMAN GEORGE: Okay. That's a good idea,
14 that you talk to her after the meeting.

15 MR. BURNETT: Yeah, because I can -- I can
16 tell you the answer; it's just going to take a
17 little bit of time.

18 CHAIRMAN GEORGE: Okay.

19 MR. BURNETT: Essentially when it's -- the

20 plat's vacated, the airport will own the property.

21 CHAIRMAN GEORGE: Mineral rights, too.

22 MR. BURNETT: Yes.

23 CHAIRMAN GEORGE: If you wouldn't mind

24 getting with Ms. Willis and make sure she gets the

25 answers. And if she doesn't like them, I'm sure

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

125

1 she will let us know if she doesn't like those

2 answers.

3 MS. WILLIS: Mr. Burnett, it's coming up

4 before the Planning and Zoning this week to vacate

5 the entire plat.

6 MR. BURNETT: Not -- not the entire plat.

7 MS. WILLIS: The entire plat east of Casa

8 Cola.

9 MR. BURNETT: Yes, ma'am.

10 MS. WILLIS: We're very specific now, so I

11 shall be specific and tell you that my brother, a

12 geologist with the U.S.G.S. said that he filed for
13 the mineral rights for all of the parkways in
14 Araquay Park. He is now deceased, but I would
15 like an answer on that, please. Thank you.

16 CHAIRMAN GEORGE: Thank you, ma'am. Any
17 other public comments?

18 (No further public comment.)

19 CHAIRMAN GEORGE: Okay. Board final
20 comments. Mr. Brunson?

21 12.A. - MR. RANDY BRUNSON

22 MR. BRUNSON: Let's see here if I had any
23 thoughts. Just I thought it was ironic at the
24 Saturday Pilots Association meeting, that Ed
25 Wuellner in detail talked about security and --

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

126

1 and what the future plans were and was very
2 impressive. And even -- even with the pilots,
3 there was some dissension of -- of why we should
4 spend that much money. And then Sunday night and

5 Monday, we got this surprise.

6 But -- but Bryan is exactly right; if people
7 will remember that here several years ago, some
8 guy stole a tank and went down the boulevard
9 knocking cars off, and -- so, my airplane before
10 last, my Chevrolet key fit the magneto switch,
11 just like my airplane did.

12 So, there's -- the -- anybody could have done
13 that, that had the knowledge. And this young
14 man's father flew a Westwing, and he's got so much
15 jet time, and it's just -- but that's my comments
16 on that.

17 I look forward to the workshops and hope that
18 we can do line items and get some comparisons.

19 That's all I have.

20 CHAIRMAN GEORGE: Ms. Green?

21 12.B. - MS. SUZANNE GREEN

22 MS. GREEN: The only thing I want to get back
23 with David, the insert we're going to do with the
24 MPO -- I mean, with the Master Plan, I have been
25 approached by some people in Ponte Vedra, because

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

127

1 obviously I reside up in that area and that's such
2 a fast growing area and we are the
3 St. Augustine-St. Johns County Airport.

4 I really think we're lacking so much in that
5 area as far as information. I tried to get the
6 St. Augustine Record delivered to my office. They
7 won't do it. They won't deliver. I'm five feet
8 into Duval County, and they refuse.

9 So, getting information to us that are right
10 on the county line, St. Johns County-Duval, which
11 is a lot of Marsh Landing, Sawgrass, all of that
12 area, if I can do anything to help, I will call
13 the Ponte Vedra papers to see if there's a cost to
14 put anything in or whatever, let them know that
15 St. Augustine Record's going to do it anyway.

16 So, if you want, I'll do whatever you need
17 when you guys decide what you're going to put in
18 as the excerpt. Just call me and let me know.

19 MR. GOODE: Thank you.

20 MS. GREEN: Okay.

21 12.C. - MR. JOHN GORMAN

22 MR. GORMAN: In line with that, that's a
23 great project. I keep wanting to -- Mr. Cooper to
24 do press releases and things like that, and that
25 would be along the line of letting the papers that

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

128

1 service that area have more information about the
2 airport.

3 And as far as the secondary comment, I think
4 the board, by vote, has shown that they're being
5 responsible to the taxpayers for their scrutiny of
6 airport issues.

7 CHAIRMAN GEORGE: Mr. Cox?

8 12.D. - MR. BOB COX

9 MR. COX: That's a good idea since Bryan's an
10 international star, anyway, you know?

11 CHAIRMAN GEORGE: That's right.

12 MR. COX: A press release.

13 MR. COOPER: They'll listen now, right.

14 MR. COX: You can have your own TV show.

15 CHAIRMAN GEORGE: Establish the base line.

16 MR. COX: No, I think it's a good idea that

17 you have about getting all of that info, the

18 same -- the same type of foldout put into the

19 Ponte Vedra papers.

20 MS. GREEN: I mean, I see this article -- and

21 I don't want to take your time right here. We

22 didn't have anything.

23 MR. COX: I know.

24 MS. GREEN: Well, maybe two lines

25 (indicating).

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

129

1 MR. COX: About how you could steal a candy

2 bar from Wal-Mart.

3 On -- on this issue of security -- and I

4 reached out to Mr. Roderick and asked Ed also to

5 reach out to Len Tucker, both of S.A.P.A., the

6 Pilots Association, to -- to task -- I'd like us
7 to task the pilots specifically to be much more
8 aware of what's going on on the field. We just
9 can't have people walking on and off the field.
10 And I think Mr. Slingluff would agree with that,
11 also. We need to watch out for ourselves to start
12 with. And that's the first level, right there.

13 Beyond that, I think -- and I -- I totally
14 agree with Bryan -- that this airport meets or
15 exceeds -- or exceeds in most cases -- the -- the
16 level of security that we're required to do. We
17 just can't go out -- I mean, we could have laser
18 beams and televisions and all kinds of stuff. We
19 could do that. But it would be, you know, so
20 tedious at that point, that it would -- just
21 wouldn't be able to do anything. But that's it.

22 12.E. - MR. WAYNE GEORGE

23 CHAIRMAN GEORGE: Okay. Mr. Slingluff, the
24 idea of how much funds have been collected, you
25 know, that would be an ideal press release to get

AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

1 it -- you know, just to -- you know?

2 MR. SLINGLUFF: Yes. I'll get together with
3 Bryan on that. We'll put that together.

4 CHAIRMAN GEORGE: There you go. That's good.

5 MR. COX: And include that in our foldout?

6 13. - NEXT MEETING DATE

7 CHAIRMAN GEORGE: I don't have any comments.

8 Just as a recap, then, of the dates that

9 Wayne always gets mixed up, anyway. We're going

10 to have the workshop meeting on Tuesday, November

11 the 8th, at 3 o'clock. The next regular board

12 meeting will be Monday, December the 5th, at 4

13 o'clock, with one hour prior to that at 3 o'clock,

14 we'll have a security closed-door session.

15 14. - ADJOURNMENT

16 CHAIRMAN GEORGE: Okay. Meeting is

17 adjourned.

18 (Thereupon, the meeting adjourned at 6:04 p.m.)

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AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005

131

1 REPORTER'S COURT CERTIFICATE

2

3 STATE OF FLORIDA)

4 COUNTY OF ST. JOHNS)

5

6 I, JANET M. BEASON, RPR-CP, RMR, CRR, certify

7 that I was authorized to and did stenographically

8 report the foregoing proceedings and that the

9 transcript is a true record of my stenographic

10 notes.

11

12 Dated this 30th day of October, 2005.

13

14

JANET M. BEASON, RPR-CP, RMR, CRR

15

Notary Public - State of Florida

My Commission No.: DD102224

16

Expires: April 30, 2006

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AIRPORT AUTHORITY REGULAR MEETING - OCTOBER 17, 2005